The Evening Star

WASHINGTON, D. C., THURSDAY, JANUARY 7, 1965

BARRIERS FALL

105 Negro Homes In All-White Areas

By CLARENCE HUNTER
Star Staff Writer

At least 105 Negro families have moved into or purchased homes in previously all-white neighborhoods in suburban Maryland and Virginia over the past two years.

An additional 15 Negro families have moved into neighborhoods west of Rock Creek Park in the District during the same period, the Metropolitan Washington Housing Program reported today.

James Harvey, a staff member of the American Friends Service Committee which sponsors the housing program, said records maintained by his organization do not include Negro families living in exclusively Negro neighborhoods in suburban Maryland and Virginia. Nor do the records contain the few Negro families who are long-time residents of areas which have developed around them as exclusively white neighborhoods.

Began Efforts in 1962

When American Friends began its program of neighborhood desegregation in the area in 1962 it could count only about 10 Negro families living in predominantly White areas, Harvey said. The known number of Negro families in these areas today is 120, he added.

Most of the Negro families have moved into Montgomery County, Harvey said. Movement into Northern Virginia and Princes Georges County has been slower, he pointed out, because not enough houses in these areas have been offered for sale on an open occupancy basis.

Also, citizens groups working for voluntary neighborhood integration have not been as active in Northern Virginia and Princes Georges as they have been in Montgomery County, Harvey said.

Beginning Desegregation

The Washington Housing Program reported also that suburban apartment developments are beginning to desegregate. The program's records show 15 Negro families living in six—three in Arlington County and three in Montgomery County—apartment developments. Harvey said a half-dozen or more of the families live in Arlington area apartments.

The beginning of residential integration in suburban apartments is not so spectacular or obvious, but it does seem to indicate a rapid movement toward expanded opportunities in the many suburban apartment buildings, Harvey noted.

Homes purchased by Negroes in suburban neighborhoods previously closed to them ranged from $11-$12,000 to $40,000 and higher. Harvey said the "low $20,000s" would be about the average purchase price of a home bought by Negroes who have made the switch to the Maryland and Virginia suburbs in the past two years.

More Negro families would locate outside the District if they could find desirable housing at prices they can afford, Harvey said.

"Our fair housing program is moving quite well," he said. "We are getting more houses people are willing to sell on an open occupancy basis, but we still don't have enough houses for the applicants who are looking for good housing in good areas."

An indication of the program's success is the fact that more real estate firms are willing to cooperate by selling residences without racial considerations, Harvey said. More volunteer citizens groups are interested in desegregating their neighborhoods, Harvey added.

No Decline

The movement of Negro families into formerly all-white neighborhoods has not been accompanied by a decline in real estate values nor has there been any unpleasant community reactions other than slight discourtesies which disappeared as the new residents became known as individuals and neighbors, the report stated.

Harvey said there has been no community tension necessitating police attention.

Negro families are settling in the suburbs without benefit of local fair housing laws such as the District regulation which forbids racial discrimination in the sale and rental of housing, Harvey said.

The Washington Housing program, directed by Merlin A. Myers, is beginning a new effort to further desegregate suburban housing. "We are forming a group to conduct educational efforts in Negro communities about the new opportunities which are available in housing," Harvey said.

Harvey estimated at least 90 percent of the Negroes who recently moved into the suburbs were aided in some way by his organization in their search for satisfactory housing. The minority families who located and negotiated their purchases alone probably benefit from the community goodwill the Housing Program has worked to establish in the metropolitan area, Harvey said.

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245 SECOND STREET, N.E., WASHINGTON, D.C. 20002
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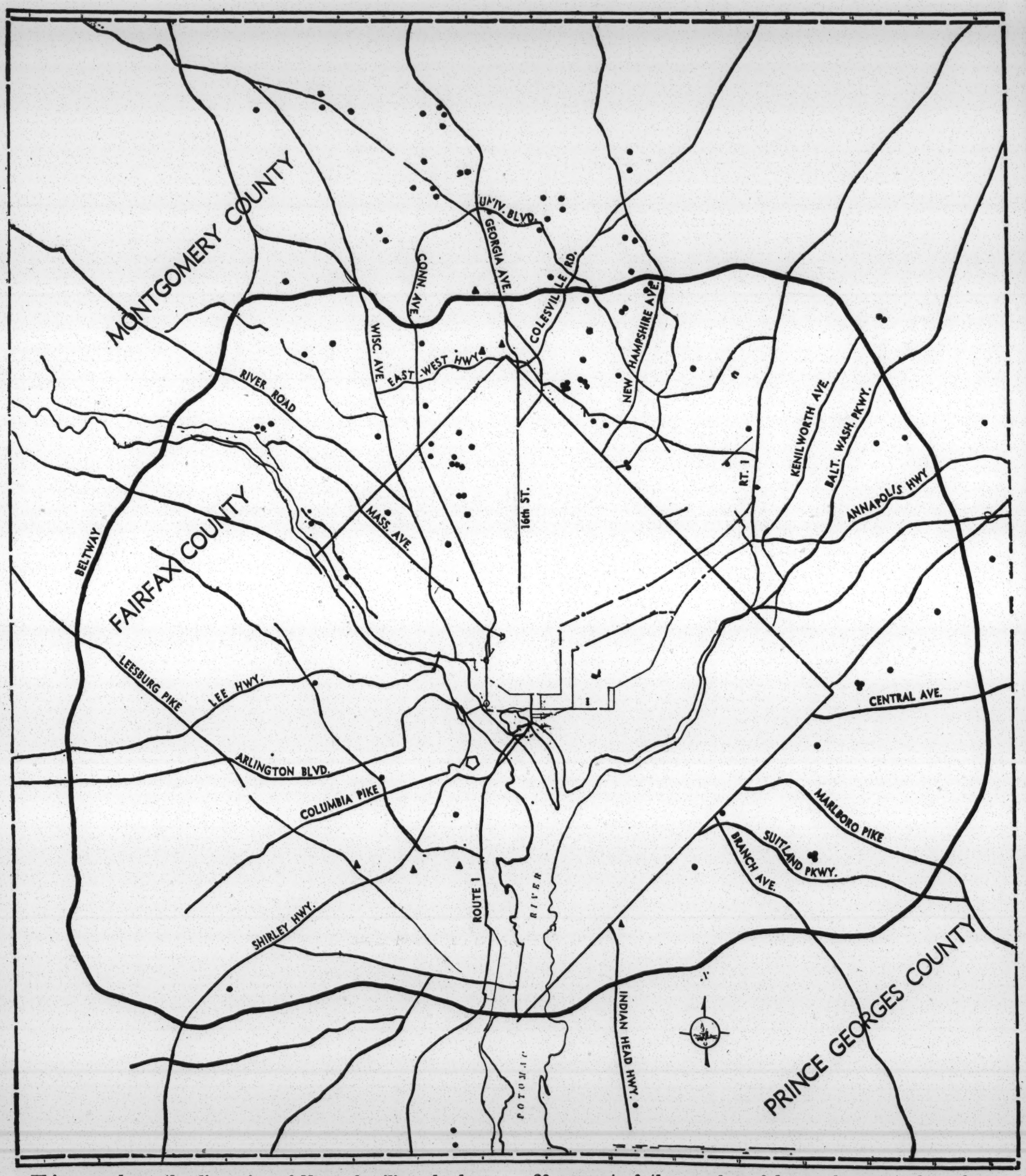

This map shows the dispersion of Negro families who have taken advantage of open occupancy housing opportunities in the Washington Metropolitan Area. The dots represent only those Negro families known to have moved or bought homes as of last Oct. 1 and represent at best only about 20 percent of the number of homes known to have been available for rent or purchase on a freedom of choice basis. The triangles represent desegregated apartments. The Metropolitan Washington Housing Program map does not show desegregated Woodbridge, Va. and Belair, Md. developments.

The Evening Star

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A—8 ** TUESDAY, JANUARY 12, 1965

The Right Way

Some 105 Negro families are known to have moved into previously all-white neighborhoods of the Washington area within the last couple of years. In terms of our total population, that number is not great. But an analysis of the highly diversified suburban areas into which these families have settled, and more importantly, the manner in which they have accomplished it, are impressive indeed.

For as the American Friends Service Committee points out, and the fact is quite remarkable, no major incidents have accompanied the moves. Many, indeed, may not have been aware that such a resettlement was taking place. Initial tensions, in the few instances where they arose, have been eased by the quietly persuasive efforts of civic groups and the clergy, and by the passage of time as the "outsiders" have become known to their new neighbors as individuals. And that, of course, is precisely as it should be.

The families covered by the American Friends' study report moved for a single reason: To find homes which met their needs at prices they could afford. In a sense, however, each of them also is a pioneer. For our metropolitan region can never become a cohesive community, it can never solve its pressing social and economic problems, until the present artificial pattern of geographical segregation by race is broken. Logic requires that there be a greater distribution of Negroes in the suburbs—just as a greater proportion of white families must be attracted to return once again to the central city.

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NEGRO FAMILY SURVEY TABULATIONS

February 10, 1965

No. of families interviewed: 17

Type of dwelling:

A. Apartment: 0

B. House: 17

Detached: 10
Semi-Detached: 2
Row: 5

Person interviewed:

HUSBAND:(or husband and wife): 8
WIFE: 5
SINGLE OR DIVORCED WOMAN: 2
OTHER: (daughters in late teens) 2

1. Length of residence here:

Less than one year: 2
One to two years: 8
Two to three years: 3
Over three years: 4

2. Renting or buying:

BUYING: 16

(Price in fee)

$ 9,200 -	1
12,500 -	1
13,600 -	1
14,000 to 14,499 -	4
14,500 -	2
16,000 -	3
22,000 -	1
Don't Know -	3

RENTING: 1
Rental: $125.00 per month

3. Age of house:

Under five years: 2 Five to eleven years; 14 Twenty-five years: 1

4. How many bedrooms: Two bedrooms: 1 Three bedrooms: 16

5. Neighborhood of present home:

CITY: 8		COUNTY: 9	
Norcroft:	2	Anne Arundel: 4	
Woodbourne Hghts:	2	Glen Burnie -	3
Mt. Washington:	1	Odenton -	1
Yale Heights:	1	Baltimore County:	5
		Reisterstown:-	1
		Pikesville -	2
		Owings Mills -	1
		Woodlawn -	1

6. How long have you lived in the Baltimore area?

HUSBAND		WIFE
1	Under 10 years	2
4	10-19 years	5
3	20-29 years	6
4	30-39 years	2
3	40 years and over	2

7. From what neighborhood did you move here?

CITY: 15		COUNTY: 2	
Eastern:	2	Baltimore County:	1
Northwest:	11	Anne Arundel:	1
Northern:	1		
Southern:	1		

8. Owned or rented previous home? Owned: 5 Rented: 12

9. How many bedrooms did you have there? One: 5 Two: 6 Three or more: 6

10. In what state did you live most of your life?

HUSBAND		WIFE
13	Maryland	13
	North	1
2	South	3

11. Live as a child?

HUSBAND		WIFE
11	Maryland	12
	North	1
4	South	4
11	Urban	11
4	Rural	6

12. Do you plan to stay in the Baltimore area?

YES: 15 NO: 0 UNCERTAIN: 2 (no explanation)

13. Do you plan to stay in this neighborhood?

YES: 14 NO: 0 UNCERTAIN: 3 (might buy bigger/better home

14. Number and age of adults and children in household?

A. Adults: One adult: 2 Two adults: 15

B. Ages of related adults:

In 20's:	6
In 30's:	17
In 40's:	7
In 50's:	1
In 60's:	1

C. Number of unrelated adults: 0

D. Age and school status of children:

	PUBLIC	PRIVATE
Teens, out of school:	2	
Teens, in school:	5	0
Under 13 in school:	13	0

E. Pre-school: 6

F. Total persons in household:

One: 1 Two: 3 Three: 6 Four: 5 Five: 0 Six: 1 Seven: 1

15. Highest grade completed by adults in household:

MEN		WOMEN
	Elementary, not completed:	1
	Elementary, completed:	1
4	High school, not completed:	1
6	High school,completed:	6
1	College, not completed:	3
2	College, completed:	3
2	Graduate study:	2

16. Did adults of household go to school longer than their parents?

MEN		WOMEN
8	YES:	5
1	NO:	2
6	DON'T KNOW:	10

17 & 18. Type of employment:

MEN		WOMEN
2	Professional: (not including teaching)	1
1	Executive:	
1	Teaching:	5
	Technician:	1
3	Clerical:	2
5	Skilled labor:	1
3	Unskilled labor:	3
	Not employed:	4

Jobs Listed Men:

Merchant Seaman - Union
Steelworker - Bethlehem
Shipping Clerk - Lamb Brothers
Clerk - Post Office
Coal Car Operator - Bethlehem
Teacher - public school
Machine Operator - Dial Chemical Co.
Printer-HEW, federal government
Owner - fuel company
Telefax Operator - Western Unir
Dentist - self-employed
Transit Operator - BTC
Chemical Engineer - Edgewood Arsenal
Postman - U.S.
Tent Repair - Fort Meade

Jobs Listed Women:

Asst. Professor - Morgan
Barmaid - cocktail lounge
Nurse - City Hospitals
Day worker
Teacher - public school
Audit Clerk - Social Security
Domestic - private home
Dental Asst. - Balto. Health Dept.
Agent - insurance company
Teacher - public school
Teacher - public school
Teacher - public school
Inspector - Continental Can Co.

19. Approximate total (combined) income before taxes and deductions for family - 1963?

$ 5000 - 7499:	5	$ 12,500 - 14,999:	0
7500 - 9999:	2	15,000 - and over:	2
10,000 - 12,499:	2	*Don't Know:	6

*The "don't know" category includes households in which the following jobs are held:

HUSBAND	WIFE
Merchant Seaman	Barmaid
Dentist	Dental Assistant
Shipping Clerk	Domestic work
Coal Car Operator	Teacher
Owner (Fuel Oil Co.)	Auditor Clerk
Postman	Not employed

20. Religious affiliation:*

Catholic: 3 Protestant : 12 Other: 3 (one Jehovah's Witness, one Seventh Day Advent One Jesus Only)

21. Location of church?

A. In Negro neighborhood: 12
In predominantly white neighborhood: 7

B. Near old residence: 8
Near new residence: 2
Near neither residence: 8

22a. How did you hear about this house and neighborhood? Who recommended it?

Real Estate broker: 4
FHA or VA: 9
Newspaper ads/for sale signs: 3
Other: 1

b. What were your misgivings concerning your choice?

None: 6
Fear of white neighbors' hostility: 1
(Didn't know it was a white neighborhood: 1)
No specific answer: 9

c. What other neighborhoods did you consider? [Only one of the 17 families answered this question.]

23. What did your friends and relatives think about your move to this house?**

Approved: 9 Disapproved: 0 Apprehensive: 4 Neutral: 1

Skeptical about being allowed to buy: 1 Skeptical about hostility: 3

Don't Know: 2

24. If your friends and relatives expressed interest in moving to this neighborhood what would you advise?

Recommend: 14 Not Recommend: 3

Comments: Three said Negroes shouldn't bunch up; one feared white hostility.

25. How did you think the residents would feel when you moved here? [This question was misinterpreted by both interviewers, as "How did the residents feel....?" Tabulations of the answers have therefore been included in #26.]

*Total equals more than 17 because some husbands and wives attend separate churches.
** In some cases more than one attitude expressed.

26. What kind of a reception did you receive when you arrived?

Friendly: 4 Neutral: 3 Mixed (some friendly, some unfriendly): 5

Unfriendly: 1 Hostile: 4 (See attached sample of answers.)

27. Childrens'contacts in neighborhood:

Friendly: 7 Relaxed: 4 Hostile: 1 No children, or children too young: 5

Comments: Two parents reported that white parents told their children not to play with Negro children but that they play anyway.

28. Adult contacts:

Some neighbors friendly: 9 Little contact: 8

29. Is there a local neighborhood improvement association?

Yes: 2 No: 6 Don't Know: 9

Family participates: 1 Family asked to join: 2

30. Do you belong to any civil rights groups? Yes: 6 No: 11

What groups? NAACP: 5 Baltimore County Human Relations Comm.: 1

31. Do you belong to any interracial groups? Yes: 5 No: 12

Kinds of groups: Citizens: 1 Fraternal: 1 Professional: 1 Church: 1

School: 1

32. Do you belong to other organizations? Yes: 2 No: 15

33. In general, what do you think of your new home and surroundings?

Enthusiastic: 13 Only some members of the family like it: 4

34a. What things do you like best about neighborhood?

Quiet: 8 Convenient: 7 Clean: 4 Like house/grounds: 3

Price right: 2 Excellent neighborhood services: 1 Good School: 1

Nearby play area: 1 In the country: 1

b. What don't you like about it?

Nothing: 10
Narrow minded residents: 2
Coldness of neighbors: 1
Little social life: 1
Children disrespect property: 1
Worry about depreciating properties and area: 1
Too little sound-proofing between houses: 1

35a. Does a stable integrated neighborhood seem possible to you?

Yes: 8 No: 1 Skeptical: 3 No, because Negroes are being kept out: 1

Yes, if there were less mobility due to job changing: 1 Don't Know: 3

b. Do you think the white residents here accept integration?

Yes: 3 For a while only: 3 No: 3

Some have no choice financially: 2 Don't Know: 6

36. Do you think the white residents will stay if other Negroes move here?

Stay: 7 Leave: 4 Depends: 3 Don't Know: 3

37-38. How would you feel if other Negroes moved -

Into the block?		Into the neighborhood?
O K:	12	O K : 17
O K, if they have high standards:	4	
Not O K:	1	

Comments:1.Negroes should avoid bunching.
2.Prefer neighbors with not too many children.
3. They should be able to afford the property they buy.
4. We would welcome Negroes in neighborhood if there aren't too many of them.

39. In what situations other than neighborhood and organizations do you have contacts with white people?

At work: 12 At school: 3 At church: 1 Social: 2 Public Accommodations: 3

40. How frequent are these contacts? [Answers unclear]

41. What kinds of contacts?

Casual: 1 Routine: 10 Friendly: 5 No answer: 1

Answers to Question 26 - Negro Family Survey

Question: What kind of reception, if any, did you receive from the residents when you arrived? Were there any expressions of hostility? Why do you think the residents acted as they did?

Answers: (2) "They were very cold and still are. They have a way of showing you you are not wanted - a look on their faces. Some of the women now show signs of wanting to be nice to us, but most of the men are still hostile. I guess they thought they were settled in this neighborhood for life, and then I moved in."

(3) "One night someone put human feces on our door. Our next door neighbor told us we interfered with his job (which he would lose). He apparently told his wife if any trouble started while he was at work for her to take the car and leave. I wonder what they thought we were going to do. He put his house up for sale right away and we were asked if we had a friend who wanted to buy it. The white family who finally bought it are very friendly to us. Another neighbor offered her services and gave us information about neighborhood facilities."

(4) "One family put rusted nails in our driveway and phoned us several times. At first the residents would drive by and stare. They must have felt insecure - as if we were taking something away from them. But now they know we are here to stay and everything is alright. Some are very friendly."

(5) "Neighbors said to me they preferred nice Negro neighbors to hillbillies."

(6) "There was a bomb threat. The police came right out and gave me wonderful service."

(7) "They welcomed us. One neighbor asked us to dinner."

(13) "We were welcomed into the neighborhood, and, more important, our son was accepted."

(14) "Range of reactions: some curious, some baffled, some cool, some friendly, but no hostility."

(15) "The hostility was immediate. People stared all during the day we moved in. We were still unpacking that evening when a white man walked right into the house and, red-faced and mad, demanded to know who sold us the house and how much we paid for it. Then he stormed out. I called the county police and they acted as if they couldn't care less.

We had other similar intrusions. Then an arrow was shot through our window. The police took two hours to come, so I went to police headquarters and insisted on seeing the Captain. He was indifferent, and said they wouldn't bother to check the arrow for fingerprints. That same night a bomb was thrown into the house. I shot into the air with my gun, and that brought the cops on the double.

Later, when my nephew was in the house, another window was broken and he contacted the NAACP. A letter was written to the Governor who threatened to send in federal troops for protection. After that things quieted down."

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April, 1965

NEWSLETTER

House and Garden Tour

One of the most successful projects of WMAN has been the Fall House Tour, given three times in the past. Not only was over $500 raised by each of these tours, but many people from other sections of the city and from the suburbs visited homes in the neighborhood, discovering for themselves the attractiveness of our community. This year WMAN would like to vary the idea by having a House and Garden Tour. To be successful, many people are needed to help with a variety of tasks. Please look over the list of people needed to see where you could contribute your skills and then call Mrs. Steele at CH 2-1196 to let her know where you would be willing to help.

hostesses	distribtue posters nad flyers
prepare refreshments	address letters
serve refreshments	give secretarial help
publicity	serve as treasurer

Policy Committee Formed

Matthew Bullock has been appointed to be chairman of a committee which will meet to consider the long range plans of WMAN and its place in the community. Committee members will be chosen from the membership and from the community at large. The committee will make recommendations to the Board for their disucssion and consideration.

At the February Board of Directors meeting, Mr. Bullock was presented with a copy of PHILADELPHIA DISCOVERED in appreciation of his work as President during the past year.

Free NO PARKING Signs

Trucks may not be parked overnight on residential streets, according to the new law passed by City Council. The city is willing to put up NO PARKING signs where requested by residents. If your street needs a sign to indicate NO PARKING for Trucks, call Mrs. Steele at CH 2-1196. She will take care of the request.

How to Get Around the Zoning Laws

Several new gimmicks are being used by speculators to avoid the intent of the zoning laws and the protests of neighborhood groups such as WMAN.

In one of these gimmicks, the speculator secures a demolition permit immediately upon acquiring a property and clears the ground of existing structures. When he thereafter applies for a zoning change, it is for new construction on vacant ground. The Germantown Community Council warns that a "very real danger exists that this practice can result in the loss of desirable properties in many areas of Germantown if it becomes widespread." The Zoning Committee of the GCC is working on specific remedial actions which can be taken.

In another, the building plans for an apartment shown to the City Zoning Board meet the required number of parking places -- the only hitch being that it is impossible to park an American car in the space allowed. WMAN has written Councilman Bellis requesting a change in the Zoning Code to provide for positive certification by traffic experts on driveways and parking spaces.

Vote to Oppose Down-grading of Zoning

Legislation is being introduced by Mr. Bellis to downgrade zoning on Greene Street between Haines and Harvey Streets from C2-R4 to C2. WMAN sent a strong letter of protest to the City Planning Commission opposing the proposal on the basis that 1) we oppose any zoning changes while the Northwest District Plan is in the formulative stages and 2) we oppose lowering zoning below the classification necessary to construct the intended building.

WMAN is supporting a bill to upgrade the zoning in the area of Burnham, Arbutus and Wayne Avenue. The bill will upgrade the area from R4 to R2 and will only affect future construction, not the homes presently being built on the site.

Award Winners

The winners of the WMAN poster and essary contests were Miriam Soifer, Grade 7, for her essay on West Mt. Airy, and Amy Neifeld, Grade 5, for her poster. Both received $25 U.S. Savings Bonds. Fred Locke took second prize for his poster and Debbie Weis and Sara Gerould shared thrid prize for their posters.

Business establishments in the neighborhood cited for improvements to the exteriors of their establishments were:

National Art Supply Co.	730 Carpenter Lane
Gable Hardware, Inc.	6839 Germantown Avenue
Nicholas Hair Styling	6915 Germantown Avenue
Mt. Airy Medical Building	7060 Germantown Avenue
Maurice W. Waite - Apothecary	7130 Germantown Avenue
Roth and Son Florists	7150 Germantown Avenue
McFarland's Barber Shop	7149 Germantown Avenue
Mt. Airy Cold Cuts	7151 Germantown Avenue
Richard C. McElhinney-Jeweler	7151 Germantown Avenue
Tony's Shoe Repai	20 E. Mt. Airy Avenue
The Sweet Shop	22 E. Mt. Airy Avenue
Capri Discount Shop	24 E. Mt. Airy Avenue

Attention Neighborhood Bath-tub Sopranos, Altos, Tenors and Basses

The WMAN singing group, not deterred by a blizzard on the first meeting night, is going to meet again on Sunday evening, April 25th at the home of Mrs. Ruth Steele, 7139 Cresheim Road at 8:30 P.M. All those who enjoy group singing, by note and rote are welcome. You need not be a member of WMAN to join the fun. Mr. Anatol Holt will lead the singing. Please call Mrs. Arthur Komar, CH 7-2741 to indicate interest, so that she can begin to make up a list for future notices.

Beware of the Dog

Several children on their way to and from schools have been frightened by dogs loose on the streets. Please keep your dog in the house or yard between 8 and 9 in the morning, 12 and 1 in the afternoon and 3 and 4 after school.

Membership Leads Still Needed

Dr. Robert Anderson, V. P. of WMAN and its Membership Chairman, requests WMANers to send the names of any new residents to Mrs. Steele, so they may be welcomed to the community and invited to join us in our work.

Girl Scout Movie Benefit

Local Girl Scouts are selling tickets at 50¢ each for "Flipper", to be shown at the Sedgwick Theater on Monday, April 19 at 7 P.M. The proceeds will be used to finance a local Senior Scout Troop to Girl Scout Roundup (the equivilant to Jamboree), this year being held in Idaho. Get tickets from any Girl Scout or by calling Mrs. Betty Henken, VI 8-3540.

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THE WASHINGTON AFRO-AMERICAN,

AUGUST 28, 1965

230 Negro families in move to suburbs

By BAKER E. MORTEN

Quietly and without fanfare, people like Jack House and Joe Wiley are proving that fair housing in the suburbs can work successfully.

Jack, a 25-year-old car salesman with a dauntless air, lives with his wife and three children in a meticulous three - bedroom bi-level home which sold for $17,400 in Prince Georges County.

Joe, a reserved 31-year-old liaison officer with the Internal Revenue Service, bought an immaculate four-bedroom place in Montgomery County for his wife and two children. It cost $21,000.

Jack has lived at 7603 Franklin Dr., Seat Pleasant, Md. since last December. Joe moved into 3913 Wexford Dr., Kensington, Md. three weeks ago.

* * *

BOTH MEN live miles apart, in two separate communities, both attest to the success of fair housing, and both are tickled pink about "the advantages" of integrated suburban living.

Jack and his wife, Barbara, had a rough time getting their home in the suburbs once it was learned they were colored. Joe and his wife, also named Barbara, had no trouble at all.

But, even with the problems he experienced in getting the house and a few more since he moved in, Jack figures the advantages of suburban living outweigh the disadvantages.

"We're in a nice, quiet neighborhood; we've got a big yard for the kids to play in; it's peaceful out here . . . the perfect place for raising children," he beamed.

Joe doesn't have a gripe in the world about his new home and neighborhood.

"The neighbors invited to help us move in and fix things up when they first heard we were coming. Mothers in the neighborhood have offered to take my daughter to the carnival with their children, and I've even been offered a spot in the car pool by a co - worker in the area," Joe reported.

* * *

JACK AND JOE are two of about 230 colored families who have moved to the suburbs during the past two years. The AFRO sought them out to record their experiences in a housing market which has offered only limited opportunities for colored Amercans — but which seems to be registering some improvement.

Jack is one of five non-white families living in a Seat Pleasant housing development called Peppermill Village. It's a beautiful complex of bi - level homes with rolling acres of grass - covered front and rear awns, shrubs and trees.

There are a number of children in Peppermill Village, but the neighborhood is peaceful, clean and fresh in spite of it.

A maintenance man employed by the development builder, "is there within minutes after a service call is made," Jack's wife explained, adding that nothing goes unrepaired on her street.

Jack figures he got an unbeatable deal on the house for $17,400.

"I wanted a home in the District," he reflected, "but I couldn't afford the place I wanted."

* * *

HE SAID when he was house - hunting in Washington he found homes of inferior quality in non - wite neighborhoods which were priced from $5,000 to $7,000 more than his suburban home.

Joe, who moved to the Washington area from Connecticut last August, said that mortgage payments, taxes and insurance on his house approximate "within $5 what we were paying for rent on an apartment we took shortly after we arrived here."

The internal revenue agent moved his family into an apartment in Chillum, Md., a few blocks across the District line at Eastern Ave. when he came to Washington. The apartment, he said, is now all - colored.

Jack had problems getting his place after tracing it down in a newspaper ad. The complex is FHA (Federal Housing Administration) sponsored, so that discrimination in sales is prohibited.

* * *

JACK WAS told there were no more homes for sale in Peppermill at first, then he went to James Harvey, director of the Metropolitan housing program of the Committee.

Harvey sent out white testers, who found a bumper crop of places available. Eventually Jack was showed the block. He put a deposit on the house, returned to Harvey and more testers soon discovered that other houses were available in the block.

Finally, the matter reached the builder after about a month of testers and phone calls. The builder showed Jack six homes in the 7600 block of Franklin Dr., and his deposit was transferred to the house he liked—7603.

Then came a fight over credit approval, which required a lawyer to straighthen out. After that there was trouble in getting final inspection approval of the house, and then the builder balked at turning on the utilities — heat, light, water, gas, etc.

Threats to withhold FHA monies from the builder soon corrected the problems, and Jack moved into the house in December.

"There seems to be a feeling of tolerance for us by most of our neighbors," he said. "Some of them have played pool with me in the basement recreation room."

Jack's wife wishes children in the neighborhood would play more with their three - year - old son, Wade. The couple has two other children also, 16-month-old Tina Louise and Angelia, who is three months old.

* * *

ONE OF THE few unpleasant experiences that Jack recalls involved a neighbor across the street.

"My mother-in-law took sick in Pennsylvania (the couple is from Pennsylvania) on the night our telephone went dead," he explained, "and I asked the lady across the street if I might use her phone to report the mishap to the telepone company.

"She made me feel like it was a chore," he concluded.

But, all things considered, Jack feels that the neighbors are not cruel and the situation is improving.

"I've got the home I wanted, I'm happy in it, and I'd do it over again if I had to," he chuckled.

Joe didn't go through a real estate agent or a builder to buy his home. He dealt directly with the owner "who was interested in selling on an open occupancy basis."

As a result, he was fully moved in within a week after contracting to buy the place.

AGAIN, JAMES HARVEY helped Joe and his family by referring them to Suburban Maryland Fair Housing, an agency "which went into action beautifully to provide us with a listing of 20 houses in the price range we wanted."

Joe said the family settled on the house at 3913 Wexford Dr., moved in, and have been literally swamped with neighbors who welcomed them into the neighborhood.

"Most everybody out here has been aggressive in making themselves known to us," Joe smiled, adding:

"The people here are cosmopolitan, and they have a broad range of interests—particularly in the arts and music. The mothers are the kind who take their children to carnivals and are thoughtful enough to realize that our little girl might like to go.

"This is what makes the neighborhood beautiful."

Joe was transferred to the D. C. area after being promoted to a higher job level in the Internal Revenue Service. He sold a home in the suburbs of Connecticut when he moved.

* * *

HE AND HIS wife have two children, six-year-old Leah, and two-year-old David. The Mrs. is expecting their third child this fall.

"I can't think of a single unpleasant experience since we've been living here," Joe reported.

His wife added, "The past three weeks has demonstrated what we're looking for — comfort, privacy, pleasant association with neighbors and an opportunity for some type of social intercourse."

Joe's wife is a school teacher. Jack's wife is a keypunch operator at the Goddard Space Flight Center (Greenbelt, Md.) for the National Aeronautics and Space Administration (NASA).

* * *

BOTH FAMILIES credit Harvey and the fair housing groups for opening up more housing opportunities for non-whites in the suburbs.

Quietly and without fanfare, people like Jack House and Joe Wiley are proving that fair housing in the suburbs can work successfully.

They are doing it with the help of the American Friends Service Committee, Suburban Maryland Fair Housing, Prince Georges Fair Housing, Montgomery County Fair Housing and Northern Virginia Fair Housing.

The number to call is 547-1690 for information about housing opportunities in the suburbs.

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NEIGHBORS, INC.

MEMBERSHIP NEWS — SEPTEMBER, 1965

NON-PROFIT ORG.
WASHINGTON, D. C.
U. S. POSTAGE PAID
PERMIT NO. 41781

You Are Invited To Attend

Know Your Neighbors

Tea n' Talks Set for Sept. 18 and 19

What's a Tea n' Talk?

A place to talk of cabbages and kings, eat home-baked goodies, drink tea (and coffee) and best of all meet your neighbor and learn a bit about each individual.

Each year, Neighbors, Inc.—your neighborhood organization in Brightwood, Manor Park, Shepherd Park and Takoma D. C.—attempts to bring together as many people in the community as possible at the home of one of its active members.

Hopefully you'll enjoy the good fellowship of these teas so well that you'll want to get more involved in Neighbors, Inc. if you're an inactive member, and certainly will want to join if you are not a member now.

Saturday and Sunday, September 18 and 19 are the days they'll all be held, whether it rains or shines. Listed below are the places and times for each of the teas. There's one near you. So plan now to come and bring your neighbor.

SATURDAY, SEPTEMBER 18:

Hosts and Hostesses	Address	Time
Mr. & Mrs. John Thurber and Mr. & Mrs. Marvin Caplan	6009 3rd St. NW	9-11 pm
Mr. & Mrs. William Harvey and Mr. & Mrs. S. J. Simmons	1325 Holly St. NW	9-11 pm
Mr. & Mrs. Charles Rodgers	720 Whittier St. NW	9-11 pm

SUNDAY, SEPTEMBER 19:

Mr. & Mrs. Robert Lee and Mr. & Mrs. William H. Denham	1419 Whitter Pl. NW	2:30-5 pm
Major & Mrs. Roy A. Tate and Mr. & Mrs. Josef C. James	1313 Sheridan St. NW	3-5 pm
Mr. & Mrs. Larry Pearl	1637 Madison St. NW	3-5 pm
Mr. & Mrs. E. Franklin Warner	246 Madison St. NW	2-4:30 pm
MANOR PARK OPEN TEA NEIGHBORHOOD COMMONS—In courtyard between 8th & 9th Sts. and Longfellow and Madison Sts. NW (in case of rain at Brightwood Methodist Church, 8th & Jefferson Sts. NW)		2:30-6 pm
Mrs. Barbara Atkinson	8361 E. Beach Dr. NW	3-5 pm
Mr. & Mrs. Norman L. Brown	1438 Iris St. NW	5-7 pm
Mrs. Ruth Stack and Mr. & Mrs. Joseph L. Hairston	1316 Floral St. NW	4-6 pm
Mr. & Mrs. Lewis Diuguid	1647 Primrose Rd. NW	3-5 pm
Mr. & Mrs. Luther Burnett	7433 8th St. NW	4-7 pm
Mr. & Mrs. William Peer	6615 5th St. NW	4-7 pm
Rev. & Mrs. Roy E. MacNair	7003 Piney Branch Rd. NW	4-7 pm
Mr. & Mrs. Hans Spiegel	6621 1st St. NW	4-7 pm

For further information call Beverly Sharp, 882-4590.

Dues Pay for Effective Action

Are you one who thinks of Neighbors, Inc. as an extra-effective civic association that looks after the neighborhood housekeeping—items such as trash, street lights and traffic—and serves as the spokesman of the residents on matters of school appropriations, zoning, freeways and the like?

Or are you one who sees the qualities of Neighbors, Inc. as unique assets to your family and your neighborhood?

True, NI does all the things that citizens groups do. But its effectiveness makes it the organization with a difference.

If you look at NI as only a civic association, you may be satisfied with paying $3 or $5 in dues, including your newsletter subscription. But if you regard NI as a substantial institution such as your church, synagogue, union, club, or school for which you pay taxes or tuition, you are likely to think, "NI certainly means more to me than a few cents a week!"

On this basis, what do you feel NI is worth to you? Ten cents a week? Twenty-five cents? On a yearly basis, 10¢ adds up to only about $5; 25¢ to about $12.50 and 50¢ to about $25. Your contribution is tax deductible!

NEIGHBORS, INC.
5802 GEORGIA AVE., N.W.

I want to join my neighborhood organization—Neighbors, Inc.

(please check one)

Sponsor ..... $100 or more .....
Supporting ..... $25 or more .....
Contributing ..... $15 or more .....
Sustaining ..... $10 or more .....
Family ..... $5 .....
Individual ..... $3 .....

Enclosed find $ .....

NAME .....

ADDRESS .....

PHONE .....

An Aware Community:

CITIZENS IN THE KNOW make the best kind of neighbors. NI members are the effective ones. Photo shows a typical Neighbors, Inc. membership meeting. Everything from schools to subways was on the agenda last year including a talk by D.C. Commissioner Walter Tobriner. Other NI activities include the annual Art and Book Festival which has focused the attention of the entire metropolitan area on our neighborhood.

N. I. Concerns Bring Better Place to Live

In many neighborhoods American children are being prepared for the space age in their schools but are growing up with stone age superstitions and prejudices about people who are of a different race or religion or nationality.

Although some neighborhoods are moving to right this defect in their children's education, one unique neighborhood has already done something about it.

You're lucky enough to be living in this neighborhood, which is comprised of the residents of Brightwood, Manor Park, Shepherd Park and Takoma, D. C.

About seven years ago a group of these residents formed an organization. It was called Neighbors, Inc. Its goals were to stabilize the racially changing areas by educating white families about speculative real estate practices, by interesting the general community in an exciting, vital day-to-day experience in integrated living, and by working to keep the neighborhoods attractive, the school curricula standards high, and to improve community facilities.

That small group of neighbors has now grown to our present organization—more than 1,700 strong.

We have received national publicity for our efforts. By and large, the area has stabilized into an attractive, integrated community.

The job is far from done, however. In addition to continuing our stabilization work, strengthening our schools, and combating neighborhood deterioration, the organization is branching out to find even more imaginative ways to make our area a better place to live.

Among the concerns of NI committees is now the root causes of juvenile delinquency and what role a community group can play in combating it.

The best use for public and private land in the area has also become the organization's concern, with the hope that our stores, parks, public buildings and new residences will add to the beauty of our neighborhood, and act to improve the values of our homes.

As NI's Statement of Purpose reads:

"By bringing neighbors together in projects based on common interests we demonstrate the democratic ideal of all people building one community. In these ways we are making our neighborhood a vital and lovely place."

BRING A FRIEND TO A TEA N' TALK

Let's All Build Together . . .

BETTER RECREATIONAL FACILITIES, the goal of NI's Recreation Committee. Initiates action to improve existing programs and is the catalyst for starting new ones. Call chairman Wesley Copeland, TA 9-7892.

CULTURAL OPPORTUNITIES for adults and children. Here members of the Markush family, the inspiration for Community Singers, sponsored by NI, entertain at a meeting arranged by the Program Committee. Chairman is Benjamin W. Mintz, 882-2468. NI also has Playreaders and Chess and Garden Clubs.

Put Your Talents to Work On An N. I. Committee

Neighbors, Inc. committees are manned by active, concerned area residents who bring their talents and interests together on behalf of all. The work is vital to the continuance of the organization and to the steady growth of our unique community. In addition to those described in the photo captions on this page, other committees are:

The Hospitality and Welcoming Committee which provides information on services and a greeting for new residents. *Call Chairman Mercides Botts,* TU 2-7399.

The Membership Committee recruits and helps maintain membership in Neighbors, Inc. *Call Charles Perry,* 882-0519.

The Publicity Committee gets news about Neighbors, Inc. to those outside our area and maintains a speaker's bureau. *Call Ruth Stack,* RA 3-6720.

The Real Estate Committee works for a stable integrated area and for freedom of residence throughout the Metropolitan area. Keeping alert to real estate activity, it curbs unethical practices and maintains a housing information service. *Call Larry Pearl,* RA 3-1507.

The Transportation Committee involves itself with ensuring adequate public transportation services and investigates highway developments to make sure they're assets not drawbacks to the NI area and to city dwellers. *Call co-chairmen Robert Lee,* RA 3-8231 and *William Peer,* RA 6-1047.

Ways and Means Committee is concerned with fund raising activities in behalf of NI. *Call John Thurber,* 882-3267.

Subcommittees include Large Benefits, *Hilda James,* RA 6-2009; Appeals, *Mary Riegel,* 882-0817 and Grants, *Ed Cogen,* 882-5168. People with specialized knowledge in any of these areas are urged to contact the proper subcommittee chairmen.

The Neighborhood Planning Committee will work on developing and promoting plans for good land use in the NI area. This will include facilities and locations for schools, recreation, shopping centers, transit stations, etc. *Call Fred Vogelsang,* 291-7543.

Another new committee—Social Problems—is devising constructive programs to meet social problems which may arise in our area such as juvenile delinquency and the problems of disadvantaged families. *Call Raquel Frankel,* 291-7038.

The Personnel Committee concerns itself with recommendations on new employees of the organization and use of employee time. *Joan Stern,* RA 6-3780 is its chairman.

Reverend Roy McNair, RA 3-7111 is chairman of the By-Laws Committee which reviews and reports to the membership on the organization's operating rules.

The Neighbors Newsletter is issued by a Committee headed by *Mary Riegel,* 882-0817.

Preparing and presenting statements to the D.C. Commissioners, at House and Senate hearings and at special hearings is the work of the new Legislative Committee chaired by *Ed Cogen,* 882-5168.

Area Reps Will Answer Questions

Neighbors, Inc. is governed by a Board of Directors of 20 people, elected by the entire membership for two year terms. Of these eight are area representatives, two elected from each of the four neighborhoods.

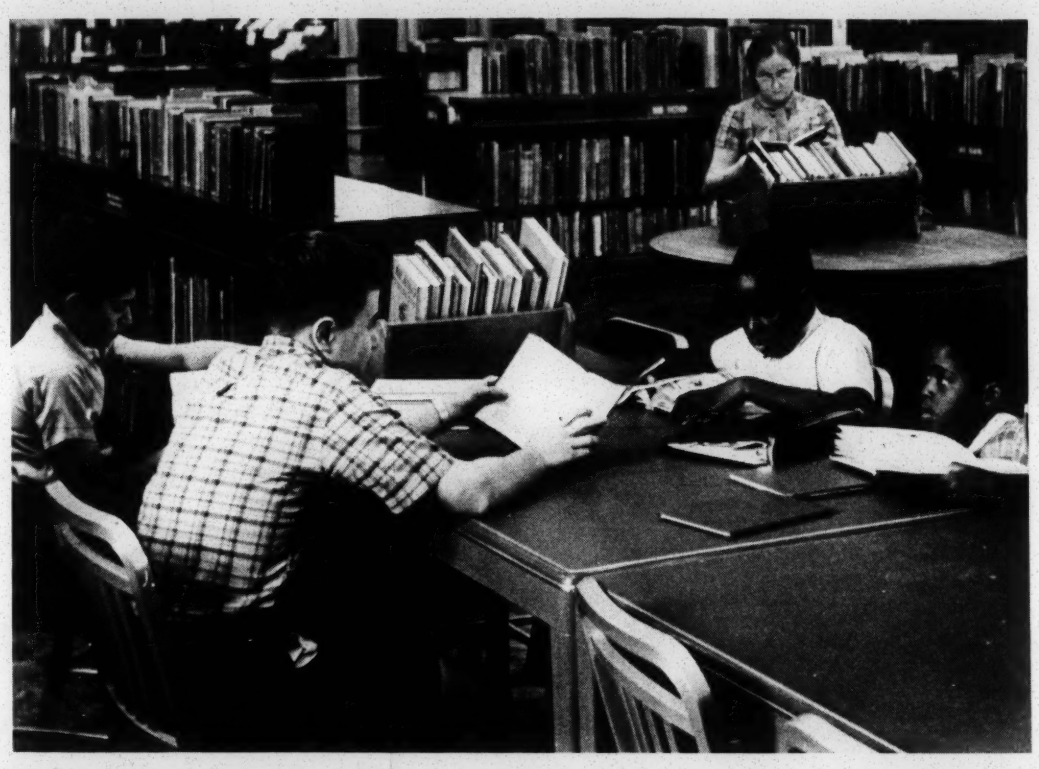
If you wish assistance or advice about a community problem, call your area representative. They're also the people to advise about undue pressure from real estate firms.

BRIGHTWOOD:
Josef C. James RA 6-2009
Robert H. Lee RA 3-8231

MANOR PARK:
John N. Thurber 882-3267
E. Franklin Warner TA 9-1984

SHEPHERD PARK:
Norman L. Brown RA 3-8061
Joseph H. Hairston 882-8413

TAKOMA:
Noel Naisbitt TA 9-4501
Carol Rende 726-4971



EDUCATIONAL EXCELLENCE for all public schools in the NI area has Education Committee members doing exciting work. The results have won praise from around the nation. Call chairman Mary Rodgers, TU 2-1864.

. . . With Pride in Community

NEIGHBORHOOD SERVICES committee members work to maintain the physical appearance of our community and deal with street lighting, traffic, public safety, sanitation, housing and zoning, trash and leaf collection, etc. Chairman Carol Rende's phone is 726-4971.

A DREAM? NOT ANY MORE.

This is a sketch of the NEIGHBORHOOD COMMONS you and your neighbors are building on the inner court lot behind the homes bounded by 8th, 9th, Longfellow and Madison Streets, N.W.

COME OUT ANYTIME AFTER 12 P.M. ON SATURDAY AND JOIN OUR WEEKLY WORK PARTY TO HELP SPEED THE DAY THIS DREAM IS A REALITY.

THE WEST MT. AIRY NEIGHBORS
7139 Cresheim Road · Philadelphia 19, Pa.
Phone · Chestnut Hill 2-1196

October 1965

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NEWSLETTER

Membership Drive to Reach Every Home

For the first time in WMAN history, all home owners and apartment dwellers in the area who are not members of WMAN will be reached by mail in a membership drive this fall. Each family will receive a letter inviting them to join, the brochure "What's On Your Mind?", and our "Green Country Town" pamphlet, which describes the advantages of Mt. Airy. The mailing will go to approximately 4200 homes.

At the moment, about one family in seven belongs to WMAN, and the Board hopes the percentage will rise as a result of this mailing. The cost of sending this extensive mailing will be between $250 and $300; however the cost will not be borne by the treasury. Funds are being solicited privately.

Personal letters are currently being sent residents whose names have been sent to the office. Many new members have joined WMAN as a result. There is about a 45% return on these letters --- an unusually high response. Send the name and address of a newcomer and other potential members to Mrs. Steele, who will follow up the lead with a letter.

Other new members have joined WMAN after block meetings on specific problems this summer. WMAN was represented by Dr. Robert Anderson,David Randall and Mrs. Steele at a meeting of the 200 block of W. Sedgwick Street and the 7000 block of Cresheim Road, and by Dr. Anderson and Mrs. Steele at a meeting of the 100 block of W. Sedgwick Street. In each instance, WMAN was able to offer help on specific troubles, from getting a litter basket on Sedgwick St. opposite Mower St. to dealing with some disorderly young people.

Need your leaves raked? Vegetable garden turned over? Need your car washed and waxed for the winter? Want some muscle-power to help clean the basement? Need an "I'll-be-there-when-it-snows" snow shoveler for the winter? Need a baby-sitter? Our neighborhood boys and girls want to work and work hard. Call MRS. DE VAULT, CH 7-8402 to secure help.

WMAN Moving into Problems of Rental Properties

Primarily concerned with homeowners in the past, WMAN is expanding its activities to include rental properties. While some apartment owners in the area manage their apartments on an "open housing" basis, others do not. They refuse tenants they would gladly accept, were the perspective tenants "white". This discrimination can seem distant to the homeowner, but to an apartment seeker refused an apartment, it's of immediate concern.

The WMAN Real Estate Practices Committee hopes to work in the rental area. Names of all owners of apartments over six families will be collected and the plans will include approaching the owners for discussion of the problem and the urging of them to sign a policy statement agreeing to find both Negro and white tenants for buildings. This policy statement would be similar to the one signed by brokers relating to house sales.

WMAN is also taking immediate action by encouraging apartment house owners to change to a policy of open-housing. Recently a letter of support was sent the owners of McCallum Manor, who leased an apartment to a Negro woman this summer. In addition, a letter was written to two builders opposing their planned construction of an apartment for Negro tenants at 245 E. Johnson Street.

Seven Signs Removed

The campaign against SOLD signs up over the seven day limit continues. Over the summer, seven signs were removed at the request of the WMAN office, all within a day of the request. Please report any SOLD signs up more than seven days to Mrs. Steele, CH 2-1196, so they can handled as quickly as possible.

Parking Signs

"NO TRUCK PARKING FROM 6 PM TO 6 AM" will be installed upon request. Please send requests to Mrs. Steele, CH 2-1196.

Zoning Activity Down

In its only zoning case this summer, WMAN supported neighbors in their opposition to a planned apartment in the 7000 block of Lincoln Drive, a street of private homes, except for three commercial properties extending down from the corner of Lincoln Drive and Mt. Pleasant Avenue. The request for a zoning variance was not granted by the city.

"DON'T CALL US -- WE'LL CALL YOU" petitions are the way to beat unscupulous real estate brokers; if your neighborhood is blanketed with "sell" postcards from a broker, or if you receive such a card or a phone call, call Mrs. Steele at CH 2-1196. She will help you with our campaign.

WMAN Active in School Affairs

The Houston School Home and School Association has invited Louis Levy, Dr. Robert Anderson and Mrs. Ruth Steele to speak on Thursday, October 14 at 8 PM on a panel called "Mt. Airy: Action! or Exit?" All three speakers are active members of WMAN and will speak on Zoning, Real Estate Practices and City Services.

WMAN sent letters to Mayor Tate and Richardson Dilworth, chairman-elect of the new school board, offering our help to the new board. When the new school board was being selected, WMAN submitted a list of people recommended by our Schools Committee; of the names sent in, three were chosen for the new school board.

Ralph Bieber, chairman of the Schools Committee, announces a shirt-sleeve seminar on the School Budget which will be held by the members of the Board of Education's Administrative Staff on October 12 in the afternoon and October 14 in the evening. Any WMANer who is interested in attending and could report back to the Schools Committee is invited to call Mr. Bieber at GE 8-7474 in the evenings.

"Operation Garden" Succeeds

Neighbors and commuters using the Carpenter Lane station of the PRR have appreciated the station's flower garden along Emlen Street, created by the hard work of Mrs. Martha O'Conlon, a WMANer who planted and cared for this station garden all summer.

Grass at all three stations in West Mt. Airy -- Allen Lane, Carpenter Lane and Upsal --was cut three times this summer with funds collected by the Rail Road "Fix Up" Committee, Donald Scott, chairman. Tubbed flowers, two to a side, were placed at all three stations. And the PRR itself came through with repairs to platforms and driveways, eliminating uncounted hazards. The repairs will continue at all three stations until completed.

Police Anxious to be Useful

The Police Department is making an all-out effort to remove abandoned cars from the neighborhood as quickly as possible. Captain Dohrmann of the 14th District reports that after these cars are stripped of tires and wheels, special machinery is required to remove them and the whole problem becomes expensive. However, the department has acquired a new flat bed truck which is capable of handling three cars at one time, thus increasing efficiency. Commissioner Leary has written that West Mt. Airy has top priority in this drive and that the next month should see much improvement.

The additional red cars to be seen on the streets these days are part of a preventive campaign by the Police Department. Each car covers a smaller area than previously covered and is in radio contact with district headquarters at all times. Our streets are safe -- the Police are helping to keep them that way.

Live Animal Show on October 16

Joe Cadbury, WMAN Board Member and Natural Science instructor at Germantown Friends School, will present a live animal show on Saturday afternoon, October 16, at 2:30 at the Allens Lane Art Center, Allens Lane and McCallum Streets. Admission for adults and children is fifty cents (50¢) Tickets will be on sale at the door.

# # #

NEWSLETTER

OCTOBER, 1965

STANLEY PANITZ
President
EDWARD L. HOLMGREN
Executive Director

BALTIMORE NEIGHBORHOODS, INC.

One Charles Center, Baltimore 1, Maryland
SAratoga 7-3194
SAratoga 7-3942

. . . and neighborhoods are people.

THE LONG HOT SUMMER IN BALTIMORE

Baltimore's long hot summer began late, with demonstrations against segregated apartments starting August 28 and continuing through September.

Many events led up to the decision by the Congress of Racial Equality and the Baltimore County League for Human Rights to demonstrate. Progress toward open occupancy has been discouragingly slow. Limited-coverage Fair Housing Ordinance #1083 was defeated by the City Council on June 1st in spite of thorough and sober testimony in favor of the bill and racist histrionics from those in opposition. CORE efforts over a period of 18 months to initiate communications with homebuilders and apartment house owners bore fruit only after CORE representatives arrived uninvited at the office of the Chairman of the Apartment House Owners Association. Only then did the chairman agree to call on representatives of the housing industry to discuss with CORE the long-standing grievances of the Negro community.

When these discussions produced no change in the housing industry representatives' attitudes toward voluntary desegregation, but only a conditional promise to support "metropolitan legislation," CORE turned to demonstrations to dramatize the urgency of the issue.

The Baltimore County League for Human Rights, having made its own on-the-scene investigations of apartment house discrimination, simultaneously demonstrated at the sites of several County developments.

The pressure of the civil rights action was felt strongly enough so that the apartment house owners and homebuilders called a meeting with representatives of the real estate industry and the human relations commissions of Baltimore City and Baltimore and Anne Arundel Counties. This group became an *ad hoc* committee to seek solutions to the controversy. An initial decision was to enlarge the group to include the civil rights activist groups and Baltimore Neighborhoods. Also Baltimore Neighborhoods was asked to design a questionnaire for apartment house owners and homebuilders regarding their policies and attitudes on open occupancy. BNI's Research Advisory Committee has submitted a draft of the questionnaire for final approval of and distribution by the Apartment House Owners Association.

(Continued on next page)

RUTLEDGE SPEAKS AT BNI MEETING

Edward Rutledge, Executive Director of the National Committee Against Discrimination in Housing, spoke at an open meeting of the BNI Board of Directors on September 13 and stimulated a spirited interchange on the importance of fair housing legislation. Mayor McKeldin, City Council President Thomas D'Alesandro and others participated in a lively question period following Mr. Rutledge's presentation of a resume of recent events and problems on the national housing scene.

Mr. Rutledge feels that legislation on state and local levels is essential to opening up the housing market, but that the extension of Presidential Order #11063, which makes non-discrimination a requirement for builders receiving financial benefits from federal government agencies, will also help. He urged his audience to work for both goals.

In addition to BNI's directors, members of the Advisory Board, the Research Advisory Committee and others who have directly participated in BNI's work were invited to attend this special meeting. President Panitz has indicated that such meetings will become regular events about every threemonths.

Enclosed with this Newsletter is the July-August issue of TRENDS, the publication of the National Committee Against Discrimination in Housing, of which Mr. Rutledge is the head. BNI's members and friends should become aware of the important work of this organization. It is the only national agency devoted solely to equal housing opportunity and has spearheaded the fight for democratic practices in housing since 1950, being largely responsible for the achievement of legislation in New York and elsewhere. It is the best source there is of information on developments in this field. You are urged to become a regular subscriber to TRENDS.

MEMBERSHIP APPLICATION AND/OR RENEWAL

BNI is still in need of new members and financial support

HELP to extend the life and usefulness of BNI by RENEWING your membership or making a CONTRIBUTION now.
Individual membership - $5.00 *Contribution: $*_____
Organization membership $50. - tax deductible -

Name *(print)* _____

Address _____

THE LONG HOT SUMMER *(Continued)*

Baltimore Neighborhoods offered its services as mediator to the apartment house owners association and to CORE at the time of the initial confrontation in July. It is our hope that we can serve the community at large by helping to find a solution to the controversy. Baltimore Neighborhoods' aim is, of course, the achievement of equal housing opportunities for all citizens without regard to race.

Other issues were being brought to public attention simultaneously. A group of residents of a depressed community in Northwest Baltimore, led by the Civic Interest Group, protested local police, recreation and housing discrimination. The Mayor met with them and subsequently initiated an investigation of the quality of city services in the area. Cardinal Shehan stated that, while he opposed the idea of pressure for desegregation being applied exclusively to Catholic developers, he strongly favored open occupancy.

Positive developments included the decision by one owner to desegregate his development. He wishes to avoid publicity until other owners join him but he is not trying thereby to dodge the implications of his decision. Elsewhere in the city, in the Belair Road section, an interracial couple has moved into an all-white garden apartment development. This move-in is apparently being accepted calmly by the residents and the management.

A prominent Colt football star purchased a home in a Baltimore County development and moved in without incident. A few "for sale" signs went up but, thanks to intelligent and tactful dissuasion by a leading real estate broker and a series of community meetings conducted by BNI, most of these nervous homeowners decided to stay put. Several other arrivals of Negro residents into segregated communities have given BNI opportunities to apply its educational program for stabilization, and each such move-in improves Baltimore's chances of achieving a truly democratic community.

The main question is whether the Negro citizens of Baltimore are willing to wait indefinitely for the realization of what they regard as their full share of democratic rights. There must be legislation to guarantee housing rights, and there must be recognition on the part of powerful individuals and groups in the housing industry of their responsibility for positive voluntary action.

BNI STAFF ADDITIONS

William L. Hankins joined the staff of Baltimore Neighborhoods, Inc. on July 18. He is one of 29 Eleanor Roosevelt Memorial Foundation interns who have been assigned for one year to various intergroup relations agencies throughout the country. A Texan, a teacher and a former Peace Corps volunteer, Mr. Hankins spent two years in India teaching at an agricultural college in Mysore and working with residents of small villages on the improvement of rice cultivation and sanitation.

Mr. Hankins is engaged in various phases of BNI's program, primarily in stimulating Negro families to take advantage of developing housing opportunities. BNI is fortunate in having a new staff member with Mr. Hankins' rich background, energy and enthusiasm.

Also joining the staff for a five-week period are two seniors of the College of Notre Dame, Edith Smith from Greenwich, Connecticut and Jacqueline Tillman from Columbus, Georgia. They and 16 other Sociology majors are gaining direct experience through working in various community planning and welfare agencies.

In addition to becoming familiar with BNI's program and daily activities Miss Smith and Miss Tillman are conducting the third phase of the Negro family survey in which businessmen, clergymen and neighborhood association officers are being interviewed concerning the impact of a Negro family moving into predominantly white neighborhoods.

The first phase was the interviewing of 17 Negro families who had moved into the white neighborhoods; the second phase (carried out by the same 18 Notre Dame students last spring) comprised the interviewing of three white families in the vicinity of each Negro family. Miss Tillman and Miss Smith are also analyzing the geographic distribution of racially designated rental advertising to determine to what extent it accelerates racial changes in neighborhoods.

* * *

Much of the Negro community is buried under a blanket of history and circumstance. It is not a lasting solution to lift just one corner of that blanket. We must stand on all sides and we must raise the entire cover if we are to liberate our fellow citizens.

One of the differences is the increased concentration of Negroes in our cities. More than 73 percent of all Negroes live in urban areas compared with less than 70 percent of the whites. Most of these Negroes live in slums. Most of these Negroes live together-- a separated people.

Men are shaped by their world. When it is a world of decay, ringed by an invisible wall, when escape is arduous and uncertain, and the saving pressures of a more hopeful society are unknown, it can cripple the youth and it can desolate the man.

--from President Johnson's Howard University Commencement address, June 4, 1965

Negro Increase In Suburbs Seen

By William A. Payne
Washington Post Staff Writer

An American Friends Service Committee housing expert predicts that within three years 10,000 Negro families will be living in previously all white Washington area suburbs.

James H. Harvey, AFSC housing director, made his prediction on the basis of the rate of suburban housing integration each month for the past 2½ years.

Harvey said that since February, 1963 housing integration has increased 12.5 per cent each month. He believes that this rate will continue during the next three years.

"I see nothing on the horizon to militate against it," he said.

On the contrary, he said, three factors will boost integration: increased demand for housing which Washington cannot satisfy; Federal housing laws that promote integrated housing, and a stepped-up Federal effort to provide low- and middle-income housing for Negroes working for government agencies in the suburbs.

Government Action Needed

Harvey said that unless the Government is prepared to help provide more suburban housing for its Negro employes as Federal agencies move out of the city, the Government's goal to grant equal opportunity will be impaired.

In new housing is available only to whites the Government would then be accepting the perpetuation of a pattern of segregation, he said.

Harvey said one example of Goverment decentralization was the movement of the Naval Ordnance Laboratory to White Oaks, Md. There, he said, only five or six Negro employes are living in the suburbs. The remainder live in Washington and commute.

He said the Bureau of Standards, which is moving to Gaithersburg, faces a similar problem. For many Negro employes below GS-5, it would not be economical to live in Washington and commute to keep their jobs.

Apartments 'Closed'

The AFSC study indicated that the increase in integrated housing has taken place mainly in lower Montgomery County and Prince Georges County. But the breakthrough has been in the buying and renting of homes rather than apartments, Harvey said.

Apartments remain the real bottleneck, he said. Negro families are drawn to suburban apartments because many of them can afford the comparatively cheap rents as advertised in the newspapers. But Negro applicants, he said, are told, "We don't rent to colored" or "We aren't integrated yet."

Even when Negro applicants are allowed to fill out applications, soon they receive rejection letters from the management without any explanations, Harvey said.

The AFSC housing map shows that since October of 1964 Negro families had moved into six apartments in the suburbs. From February, 1963, to October, 1964, Negro families moved into five previously white apartments.

No Exodus

The AFSC also said that in 70 per cent of the Beltway area, whites live within a mile of a Negro family. Property values have not dropped, Harvey said, and neither has there been an exodus.

When Negroes leave the suburbs—because of job transfers or better housing opportunities—they do not necessarily sell to Negroes. Sometimes whites buy from Negroes or rent from them. "There is no pattern," Harvey said.

Harvey has little use for questions about whether a number of Negroes really want to live in the suburbs.

"Until you get open occupancy, equal opportunity in housing or a good choice, market surveys are pretty useless," Harvey said. "Let's open up housing and then we can see."

And he said no one should expect that when a house is available for Negroes it will be quickly gobbled up. The AFSC study shows that Negroes purchased only one-third of the houses available. He said Negro buyers are beginning to show more selectivity in buying.

According to the AFSC study more than 300 Negro families currently are living in previously all-white neighborhoods in the Maryland and Virginia suburbs. The study does not include scattered Negro communities in the suburbs.

For information contact:

METROPOLITAN WASHINGTON
HOUSING PROGRAM,
A.F.S.C., Inc.
245 Second St.,N.E.
Washington, D.C. 20002
Phone: 547-1690

Fair Housing groups are organized in the previously all-white areas of metropolitan Washington to promote equal opportunity in housing. These groups provide assistance to Negro families in finding housing of their choice and in creating a climate of acceptance in the suburban neighborhoods.

For information and assistance contact:

SUBURBAN MARYLAND FAIR HOUSING, Inc.
(Montgomery County)
9601 Cedar Lane, Bethesda, Maryland 20014
Phone: 949-9040

PRINCE GEORGES COUNTY FAIR HOUSING, Inc.
8001 Annapolis Road, Lanham, Maryland
Phone: 577-9288

NORTHERN VIRGINIA FAIR HOUSING, Inc.
(Alexandria, Arlington, and Fairfax)
4444 Arlington Boulevard, Arlington, Va. 22203
Phone: 524-4452

NORTHWEST WASHINGTON FAIR HOUSING ASSOCIATION
(West of Rock Creek Park)
Phone: 537-0198

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Negro Families Get Homes in Suburbia

FROM →

THE WASHINGTON POST Thursday, Oct. 17, 1963

20 Families Move in

→

THE EVENING STAR
Washington, D. C., Wednesday, April 15, 1964

BARRIERS FALL

Their importance lies not in their numbers (so far only about 45 families have moved) but in their action—and in the reaction of their neighbors.

↙

The Washington Post

TUESDAY, JULY 28, 1964

Some 65 Settled In White Sections In Past 18 Months

↘

The Evening Star

THURSDAY, JANUARY 7, 1965

105 Negro Homes In All-White Areas

↙

THE WASHINGTON AFRO-AMERICAN,

AUGUST 28, 1965

Negro 230 families in move to suburbs

To →

The Sunday Star

WASHINGTON, D. C., NOVEMBER 7, 1965

Suburbs Integrated By 300 Families

M. RODGERS
PRESIDENT
MARGERY T. WARE
EXECUTIVE DIRECTOR

Neighbors NNK

5802 GEORGIA AVENUE, N. W.
WASHINGTON, D. C. 20011
RANDOLPH 6-3455
RANDOLPH 6-8954

NOVEMBER, 1965 Vol. 7, No. 11
Editors: Mary Riegel (882-0817) and Beth Skinner (723-4892) Production: Virginia Kent

NI BACKS D. C. BUDGET

NI's statement on the District budget for fiscal 1967 was presented by Ed Cogen before the D.C. Commissioners October 4th.

NI urged the restoration of funds for an addition to Shepherd Elementary and to acquire a site at 13th and Van Buren, either for a projected new junior high or an elementary school.

NI advocated the replacement of Shaw Junior High at once and supported the allocation of funds to replace Takoma Elementary and to build an addition to Taft Junior High.

NI opposed all Highway Department's bridge and expressway construction requests, and especially the North Central Freeway project. NI protested that the Department of General Administration has recommended that $1.7 million be budgeted for the freeway, despite the fact that the entire project is presently being restudied.

Other recommendations made by NI are:

1. The addition of 13 roving youth leaders to the Recreation Department staff, instead of the five proposed.
2. Expansion of the summer operating schedules of swimming pools, and heating of pool club houses in the winter to provide additional recreational space.
3. A field house for Shepherd Playground.
4. Evening centers at four schools in the area, rather than only one at Coolidge, and the expansion of their schedules from October through April. (Present schedules are from November to March.)
5. Approval of all the budgetary requests for the Council on Human Relations and, in addition, funds for employing an information specialist to help this agency conduct a city-wide educational program.
6. Additional housing inspectors to allow code conservation action in all gray areas of the city.

NI PICKETS COMMISSIONERS FOR R. E. MOVE

NI was one of eight local groups which protested the D. C. Commissioners' "disregard of the public interest" in their recent appointment to the D. C. Real Estate Commission.

On October 8, S. Churchill Elmore was appointed to the five-man regulatory agency that supervises the licensing of the city's real estate brokers. The agency has power to suspend or revoke the licenses of brokers or agents found "unworthy" because of discrimination in sales or rentals.

Instead of choosing one of the many qualified individuals who has demonstrated concern for solving problems of segregated housing and other housing ills, the groups charged the D. C. heads with taking a step backwards by appointing a candidate endorsed by a segregationist organization, the Washington Board of Realtors, which excludes Negro real estate agents and which publicly opposed the adoption of the city's fair housing order.

Elmore told the Washington Post reporter he felt the city's fair housing order was legal, but said he would rather not comment on whether the R. E. Commission should actively enforce the order.

At this point, NI sent a letter to Tobriner which asked for Elmore's resignation, stating that "unless all appointees are completely committed to the Commissioners' stated policy in support of open occupancy in housing ... then your regulations are an empty promise for D. C. citizens."

On October 17 and 18, telegrams were sent to the Commissioners by several organizations. They pointed out that there was grave doubt that Elmore would effectively enforce the fair housing regulations and requested a meeting with the commissioners.

To underline NI's concern, NI's executive committee authorized picketing in Neighbors' name. NI and CORE pickets walked in front of the District Building on Oct. 18, 20 and 21, while handbills describing the dissatisfaction of all six groups were handed to passers-by. (Cont. on p. 2, Col. 1)

General Meeting for NI Members and Friends

THURSDAY, NOVEMBER 18 at 8:00 p.m.
"D.C. SCHOOL OUTLOOK: CONSTRUCTION AND CURRICULUM PLANS"

Speakers: GRANVILLE WODSON, Assistant Superintendent for Buildings and Grounds;
MRS. LUVERNE C. WALKER, Director of Curriculum, D. C. Public Schools.

With the Pucinski (Special House Education Subcommittee) investigation of the D. C. Schools making news, you have an opportunity to learn first hand about plans for school construction, new ideas on plant, equipment, and curriculum and the impact of federal aid on D. C. Public Schools. There will be time for discussion.

(A Brief Business Meeting will Preceed the Speakers)

Place: ALBRIGHT MEMORIAL E.U.B. CHURCH -- 4th and Rittenhouse Streets, N.W.

On October 20, the Post reported that Commissioner Duncan met with Elmore to discuss the civil rights groups criticism that Elmore had taken an equivocal stand on the city's fair housing regulation. Duncan said afterwards that he was reassured that the appointment was a good one.

Thereupon, Elmore issued this statement: "I have at no time taken any so-called 'strong stand' against the housing ordinance. Moreover, I have been a supporter, am now a supporter and will henceforth be a 100-percent supporter of the fair housing law as well as the laws and regulations of the Real Estate Commission. . .

"I intend to treat every person and issue with the highest degree of objectivity and respect and indulge only in fair and impartial consideration of all, at all times."

Elmore was sworn in as a member of the Real Estate Commission on October 21. George Lardner, Jr., a Post columnist, stated that although picketing and protests failed to block the appointment, the fair housing groups still "scored a point or two." The appointee has pledged solid support of the city's open housing ordinance. Mr. Lardner also says that "the controversy also puts the Commission itself on the spot. All its members should find it much more difficult to drag their feet on Washington's 22-month-old fair housing order in regulating the real estate business in town."

NI and the other groups are continuing to call on the D. C. Commissioners to meet with them to discuss their criteria for appointment to the Real Estate Commission and other important boards of the city, and to urge the establishment of procedures for informing the public when vacancies occur.

In addition to Neighbors, Inc. the other organizations which participated in some or all phases of the protest are: CORE, D. C. Federation of Civic Associations, American Veterans Committee, Metropolitan Washington Housing Program of AFSC, Northwest Fair Housing Association, Americans for Democratic Action and the Episcopal Society for Racial and Cultural Unity.

OCTOBER NEIGHBORHOOD MEETINGS REPORTED

The fair housing groups were discussed at the TAKOMA meeting. The frustrations a Negro meets in suburban house hunting on his own were stressed by Doris Stanley. Mrs. Stanley, a Negro, moved to the suburbs to escape the ghetto areas, which lack essential education and recreation facilities.

Ed Sharp was elected to the NI Board of Directors as TAKOMA representative.

At the MANOR PARK meeting, Marvin Caplan gave a detailed explanation of the Education Committee's response to the Board of Education's request for suggestions on a boundary for Rabaut School. Hans Spiegel, Neighborhood Planning Committee, made some proposals for the NI area and discussed the probable impact of the subway stop at Blair and Cedar on the neighborhood.

A discussion on the future of integrated schools and of the racial balances in the

(Cont. in next column)

District in general was the highlight of the SHEPHERD PARK neighborhood meeting held October 18 at the home of Norman Brown.

Representatives of the Shepherd PTA reported on their dealings with the Board of Education on two issues, the addition to the school and Shepherd's status as an "open honors" school. There was discussion of plans to set up pre-school playgrounds in the area. (See story on page 3.)

NI BUDGET FOR 1965-66 ADOPTED

The 1965-66 budget, adopted by the Board of Directors, provides the same level of expenditures as last year. See summary:

INCOME:		
Memberships	$ 9,000	
Appeal, contributions	2,000	
Grants	5,000	
Benefits, incl. ABF	8,500	
Miscellaneous	270	
Total income	24,770	
Cash on hand 9/1/65	9,550	
TOTAL ASSETS		$ 34,320
EXPENSE:		
Salaries, workmen's comp. social security, etc.	$18,017	
Office rent & equipment	1,325	
Telephone and telegraph	425	
Printing and stationery	250	
Postage	600	
Other Office supplies	600	
Membership drive	600	
Other committees, publicity and meeting expenses	1,170	
TOTAL EXPENSE		22,987
RESERVE FOR FISCAL 1966-7		$ 11,333

OUR WONDERFUL VOLUNTEERS!!!!

--September--

Lillian Maller	Edna Fletcher
Viola Crawford	Luveta Ghesham
Elliott Silverman	Joanie Smythe
Ruth McIver	Darlene Splawinski
Alleneitha Qualls	Ethel Johnson
Mary Burns	Barbara Atkinson
Margaret Baker	Sue Bell
Harriette P. Ross	Carrie Leary
Evelyn Tuckson	Audrey Glassman
Claudia Posey	Mrs. Denefeld
Ethel Lee	Ann Relyea
Sylvia Schlitt	Irene Hawkins
Louis J. Pearson	Sylvia Rosenfeld
Martha Markush	Frances Feldman
Louise Manning	Louise Perry
Geneva Escoe	Cora Pope
Laura Clarke	Mieke Mehlman

--October--

Carolyn Smith	Mary Parrish
Laura Scott	Jean Davis
Virginia Kemp	Lauraine Duncan
Sylvia Rosenfeld	Evelyn Johnson
Evelyn Cook	Ruth Gainer
Marge Brockman	Jeri Jones
Ann Adams	Sue Farrell
Mignon Wilson	Dorothy Bialek

Special notice should be given to Virginia Kemp, who is a former secretary and excellent typist. She has been coming with her five-month-old baby every Monday morning and working a minimum of two hours each week. The baby is absolutely no problem, according to the staff. Would that there were more like her!!

PROGRESS ON NEIGHBORHOOD COMMONS

The Neighborhood Commons is now well on the way to completion, thanks to the assistance we were able to get during the summer from various public-spirited people and organizations.

Special thanks should go to Mr. J. C. Turner, of the D. C. Central Labor Council, who got equipment for levelling the Commons and digging a foundation wall; to the local of the Bricklayers Union, which sent a group of apprentices to help build the wall; and to the National Council of Churches, which assigned a team of youngsters under its anti-poverty program to help with the Commons.

TOWARD OPEN HOUSING IN MONTGOMERY COUNTY

The President of the Montgomery County Chamber of Commerce has gone on record supporting a suggestion that the Chamber must play an active part in promoting integrated housing in the county.

The suggestion, made by Frank E. Wall, Jr., community relations director for IBM's Federal Systems Division in Rockville and a past president of the Chamber, told the Chamber that his firm and others are having difficulty finding housing for their Negro employees. Mr. Wall cited the large number of firms which work on federal contracts and must hire all qualified persons. He said companies do not like to turn away Negro applicants because there is no housing for them. The Chamber, he says, could really do something about the problem as a group.

President Baughman of the Chamber indicated that Wall's proposal resulted in a favorable response from many county residents, including other Chamber of Commerce members. The Chamber "has got to keep up with the times," he said. "We would be making a great mistake by putting our heads in the sand."

The Chamber of Commerce represents the Montgomery County business community.

# # # # #

The Montgomery County Education Association has sent a letter to County realtors urging them to make their services available to "all ethnic groups." "We deplore the situation that Negro teachers face in securing housing in Montgomery County." the statement declared. The Association has a membership of 90 percent of the public school teachers in the County.

COMPLAINT OF HARASSMENT EFFECTIVE

A real estate salesman from Leonard Vogel and Co. was charged with harassing a Shepherd Park resident by telephone. A complaint was sent by the homeowner to the salesman and to Vogel. Vogel's reply, which apologized for the incident, stated, "Our staff has been repeatedly instructed not to solicit listings in Shepherd Park either by phone or letter." He also indicated his desire to do business "in a manner that will bring credit to my company and me." The salesmand, too, expressed his regret for the entire incident.

Next newsletter deadline — November 29

OVERDEVELOPMENT AT BLAIR AND GERANIUM

George N. Tipp, Federal Realty Company, recently applied for building permits for ten $30,000 split-level homes at Blair Road and Geranium Streets N.W. Five of the lots will be virtually landlocked; they will each have adjoining eight-foot street frontage combined to form a common forty-foot driveway. Lot sizes for the three-bedroom homes are all a little more than the minimum required by applicable zoning regulations.

Neighbors, Inc. is attempting to stop the development, but there is not much cause for optimism, according to Ed Cogen of the Real Estate Committee.

Arthur P. Hatton, Planning Director of the Zoning Commission, explained that the D. C. zoning code sets, among other requirements, minimum lot size, but does not specify how much of the property has to face the street. The only street-frontage requirement, he said, comes from the Highway and Sanitation Departments, which say that each home must have eight feet of driveway space.

NI has requested the District to study present regulations regarding frontage. As a Post editorial states, "The practice of permitting houses to be stuffed at random into the centers of blocks continues to violate the principles of healthy development."

NI members have appeared before the Fine Arts Commission and the Office of Urban Renewal. An appeal to the Board of Zoning Adjustments is contemplated.

WELCOME MAT

Dr. and Mrs. Robb Taylor have recently moved to Cedar Street. Dr. Taylor is with the Office of Education. They have three children at Takoma, one at Paul, and one at Coolidge.

Mr. and Mrs. Richard J. Medalie and their two pre-school children are new residents on Sudbury Lane. Mr. Medalie is an attorney.

Mr. and Mrs. William Marshall and their baby are newcomers on Sheridan Street. He is a teacher at the Cardozo High School.

Mrs. Esther Norkin has recently moved to the 6600 block of Georgia Avenue. Mrs. Norkin works for the Jewish Social Service. Agency. She has three children at Takoma.

TOWARDS PRE-SCHOOL PLAYGROUND FOR SHEPHERD

Several groups in Shepherd Park are making preliminary plans to obtain a pre-school playground in the area. The need is acute; the PTA census taken last spring showed 356 pre-school children in the area, plus 520 in school. At present only the limited facilities at the Shepherd School exist to serve this large group.

Locations must first be determined, either at the school ground or in various small plots scattered throughout the area. It is hoped that imaginative play equipment of the modern type can be obtained. The Shepherd Park Citizens Association, the PTA, as well as NI, are interested in this project. All who would like to help are urged to call Ruth Cogen, 882-5168.

MRS. WARE ATTENDS NATIONAL CONFERENCES

Two national intergroup relations associations held their national conferences back-to-back in Chicago earlier this month. NI sent Executive Director Margery Ware to learn what new directions and practical ideas there are in civil rights and housing. Her report follows:

The topic of the National Committee Against Discrimination in Housing (NCDH) Conference was "A Thousand Harlems--How to Break up the Racial Ghetto." Perhaps the most important papers were given by George B. Nesbitt, "New Directions for the Fair Housing Market." and by Dr. Kenneth B. Clark, "How to Break Up the Racial Ghetto--a National Perspective."

Mr. Nesbitt, Director of the Low-Income Demonstration Program, Housing and Home Finance Agency, called upon fair housing groups to work with low-income families because they are "most readily upward-mobile" and federal programs can provide the needed housing. Dr. Clark, Professor of Psychology, City College of New York, and author of Dark Ghetto, declared the ghetto is a concentration camp which destroys and dehumanizes the Negro. Society has developed a systematic pattern to institutionalize its racism. The ghetto, a self-perpetuating pathology, uses the schools to destroy the creativity of the Negro child. A continuation of slavery and the supporting psychological attitudes show that Americans have never come to grips with the humanity of brown-skinned people. Ghettoes are maintained in a free, democratic society, through the power of government and politicians--both, white and Negro, by economic power, by the power of labor unions and by important clusters of operational power. "We must find a way to mobilize enough power against the power which maintains the ghettoes. How can we tie status gains for the white to efforts to break up the ghetto?" Dr. Clark challenged.

The theme of the National Association of Intergroup Relations (NAIRO) conference was "Breaking Patterns of the Past--The New Demands on Professionals." Both Bayard Rustin, Director of the A. Philip Randolph Institute, and John Buggs, Director of the Los Angeles County Commission on Human Relations, dealt with the cause and significance of the Los Angeles riots and proposed ways to prevent future "Watts."

"A View from Two Cities" followed. Edwin Berry, Director of the Chicago Urban League, urged an attack on segregated schools and the exclusion of housing from the Civil Rights Act Title VI. Mr. Buggs outlined a far-reaching program to be tried in Los Angeles. There were also sessions on breaking open suburbia and the role of religion, labor and industry in the fair housing movement. In addition, there were six how-to-do-it workshops for fair housing groups. (Ed. Note--Mrs. Ware was a resource specialist for a workshop on keeping neighborhoods integrated.)

Other NAIRO sessions covered compliance with Title VI of the Civil Rights Act, poverty, race and community organization

(Cont. next column)

approaches to a free housing market, and "American Pluralism from the Negro's Side of the Line."

The NAIRO conference sent a message to President Johnson and other officials urging Congress to appropriate funds for the "rent supplement" program in the 1965 Housing Act and the President was asked to eliminate abuses of the "free choice" criteria for compliance with school desegregation regulations.

The NCDH conference urged the President to extend the executive order on housing, to ban discrimination by financial institutions covered by government authority. The meeting also supported the naming of Dr. Robert Weaver as the Secretary of the Department of Housing and Urban Development. Dr. Weaver is the present Administrator of the Housing and Home Finance Agency.

Notes of the conference sessions are available in the NI office.

NEIGHBORHOOD SERVICES COMMITTEE NEEDS HELP

The Neighborhood Services Committee has assumed responsibility for setting up a network of block representatives. Those interested should call Mary Monroe, 291-8543.

The committee appeared before the Board of Zoning Adjustment on two cases last month, Chairman Carol Rende reported. The establishment of an auto repair shop in the 6900 block of 4th Street was opposed. The committee also opposed a variance allowing use of an apartment building basement for apartments in the 600 block of Longfellow Street. The proposed apartments would increase the density of the building by one-third. Decisions on the cases are still pending.

MEMBERSHIP DRIVE PROGRESSES

Membership Chairman Charles Perry reports that about $3,050 has been received for memberships in October. We now have a total of 1500 members of which approximately 250 are new. There has been a substantial increase in family memberships and so far more than 100 members have contributed $10 or more. Last year's total by November was $4,000.

Figures are not as high as could be expected, which is partly due to the fact that many people are promising to mail their dues in. A red check in front of your name on the address page of this newsletter means that your renewal has not been received. Please mail your dues as soon as possible.

Totals for the membership drive follow, as of October 28th:

BRIGHTWOOD:	$ 147	and 45 members.
MANOR PARK:	$ 941	and 309 members.
SHEPHERD PARK:	$1,277	and 261 members.
TAKOMA:	$ 473	and 106 members.

NI SUPPORTS NEIGHBORHOOD PROGRAMS

At the October board meeting, $10 was voted for Recreation Center Halloween Parties in the area--Emory, Fort Stevens and Takoma.

The board also decided to donate $30 to the Teenage Development Program. The money will be used for refreshments at the Saturday morning lecture series for girls.

SENIOR CITIZEN DISCERNS NI SPIRIT

One spontaneous response to the Publicity Committee's leaflet mailed to all NI residents came from a senior citizen. She wrote:

"This morning an NI news came. At last, I believe I have found the reason this is such a pleasant neighborhood. I have been living in it for 28 years. Of all the families that were here at that time three remain. But those that have replaced them are outstanding. Their yards and homes are beautiful, and their children well trained. If all children were trained as these are there would be no child trouble. If this is an example of what NI can do I wish you would get out into other parts of D.C. and to all parts of the United States.

Yes, in this neighborhood, live as people should live and are happy."

(Signed) A most interested person.

Has anyone expressed the NI spirit better than the one who signed herself "A most interested person"?

= = = = = = = = =

Be a block representative; help your neighbors. Little time required, no pay. Call Mary Monroe, 291-8543, for details.

The Board has decided to look for new office space for NI. If you have a suggestion, please call the office.

LEAF AND BALL TRASH COLLECTION: If 50 people are interested, the Neighborhood Service Committee can supply burlap bags 6½ ft. by 6½ ft. for $1.50 each. Call Mr. Stallans, TA 9-7392, evenings. The Department of Sanitation has requested that leaves be put in the tree box section rather than in the street.

CLASSIFIED ADS

ANNETTE'S DANCE WORKSHOP. St. Stephen and the Incarnation Episcopal Church. Friday evening and Saturday classes for ages 5-16. Classical ballet, toe, modern dance. For information call 588-7586 or 882-5582.

= = =

Need experienced teacher to TUTOR children in reading? Call Mrs. Adler--726-6224.

= = =

Two-year-old and her baby sister want a break from their ma. Need good-natured woman for occasional BABY-SITTING in home on Fern Place. Call 291-6307.

= = = = =

SATURDAY CHILDREN'S DANCE CLASSESS -- modern and ballet. For $1.25 per hour. Call Sandra McLain, RA 6-9456.

= = = = =

Spring Knolls COOPERATIVE NURSERY has limited openings for 3-year-olds. Car Pool available from NI area. Call 363-5251

BULLETIN BOARD

All are welcome to the informal OPEN HOUSES held in NI homes. Guests bring their own refreshments. Open houses will be held November 5 at the home of Mr and Mrs. Socrates Litsios, 7212 Blair Road; and November 12 at the home of Mr. and Mrs. Ed Cogen, 1418 Jonquil Street, N.W. Both open houses begin at 8:30 .

The Board of Directors will have a special meeting to consider the revision of the BY-LAWS. It will be held at Trinity Church on November 17 at 8:00 p.m. The regular board meeting is scheduled for November 18.

Future meetings of the CHESS CLUB are: Nov. 18, Socrates Litsios, 7212 Blair Road; Nov. 24, Charles Brown, Apt. 305, 1450 Somerset Place. Meetings begin at 8:30 p.m. All are welcome.

The PLAYREADERS will meet Sunday, Nov. 7 at 7:30 p.m. at the home of Mr. and Mrs. Earl Brechman, 1443 Locust Road (291-8220). Two plays of Ionesco will be read. All are welcome.

GARDEN CLUB Meetings: Nov. 3 at Mrs. L. McConnell, 7120 3rd Place; Nov. 17 at Mrs. B. Bush, 5416 N. Capitol St.; Dec. 1 at Mrs. E. Brooks, 427 Oglethorpe St. Those folks interested in helping with Christmas Greens Show at Takoma Library Dec. 13-17, please call Mrs. Coleman, TA 9-7275 for details.

WHISPERS !!!!!

*** Area resident Melvin G. Bergman, a law student at American University, recently received the Don Monroe Gasto Memorial Award for the highest scholastic average in a course in constitutional law. The award was given at the University's 10th Annual Law Day, according to the Star.

*** Last month's issue of Neighbors Ink made the Star. It ran a feature story on NI's Rabaut-Paul boundary proposal in the October newsletter.

*** NI member Jerry Cline of Howard University participated in a symposium on public education in Washington. Supt. Hansen and School Board members also participated, according to the Post.

**** Rev. Dr. Robert Spieler has kindly permitted the Community Singers of Washington to practice at St. James Lutheran Church.

**** An article by Marvin Caplan appeared in a recent issue of Progressive Magazine, entitled "The Trials of Integration," It dealt with the experiences of the Caplan children in resegregated schools.

**** NI member Greta Dobb's daughter, Susie, is acting in the children's musical "Off We Go" at the Washington Theater Club, 1632 O Street, N.W.

IS THERE A RED CHECK BY YOUR NAME AND ADDRESS? YES?-IT MEANS YOUR RENEWAL IS DUE ..

- - - - - - - - - - - - - - - - - - -Tear Here and Mail to - - - - - - - - - - - - - - - - - - -

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- [ ] Family " ($ 5 or more)
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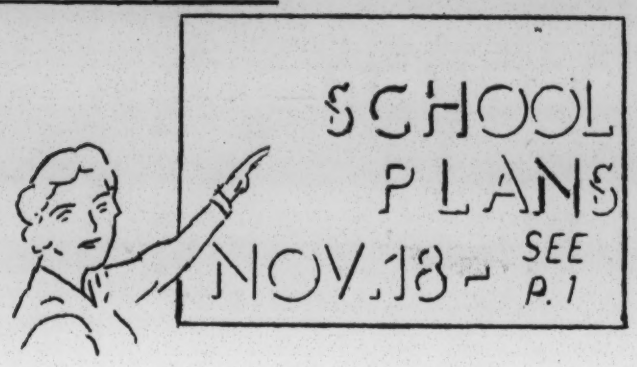

Mr. and Mrs. George Banks
7116 Alaska Ave. N.W.
Washington, D.C. 20012

Red Tenant Dup

RED CHECK?? SEE P. 5

B A L T I M O R E N E I G H B O R H O O D S, I N C.

ANNUAL REPORT

A SUMMARY OF 1965 PROGRAM ACTIVITY

From Birth to Maturity

Baltimore Neighborhoods, Inc. was conceived in 1959 as an agency to provide positive programs to facilitate neighborhood stabilization in communities into which Negroes were moving. The need for such an organization was demonstrated when several neighborhood associations that had been independently working on the problem realized that broadly based community action was essential to the goal of neighborhood stability. At that time the problem of blockbusting was severe and panic and flight were characteristic of many Baltimore communities.

With the impetus of the Greater Baltimore Committee and other civic and religious groups the organization was launched.

The program in the period of 1959-1964 emphasized community education and organization around the issues of race and housing. In 1960 BNI was instrumental in securing the passage of an anti-blockbusting ordinance.

Work with local neighborhood improvement associations and housing industry groups was begun and significant progress was achieved with these groups.

In 1961 it became apparent that a program of stabilization was, by itself, insufficient to secure the BNI's objectives, and an additional program element was added---the expansion of housing opportunities for Negroes throughout the metropolitan area. It was clear that racial stability was an elusive goal so long as the major portion of the housing market was closed to Negroes.

Early in 1962 we were successful in convincing the Real Estate Board that racial designation in classified advertising was harmful in many ways. Following this the local press ceased to accept such advertising for housing sales. As an anachronism such designations remain in use on rental units.

Each year saw new developments in extending the BNI program into greater outreach in the metropolitan area. With the signing of the Executive Order on Equal Opportunity in Housing in 1962 there was created a new tool for making new housing in the suburban area more readily available to nonwhites.

The Good Neighbor Pledge Campaign was launched in the fall of 1963. The goal was not achieved but the campaign resulted in vastly increasing community awareness of the issues implicit in the concept of welcoming "into my neighborhood any responsible person of whatever race."

By 1963 there was also a growing sense of urgency regarding legislative efforts to establish equal opportunity in housing solidly based in law. The omnibus civil rights ordinance of 1963 included a fair housing provision. Although this portion of the ordinance failed, the acknowledgement by substantial and responsible elements of the community that this was an urgent issue became more clear.

Following this a special commission was formed by the City Council to look into the question of housing discrimination in Baltimore and make recommendations for legislative action. The Berney Commission recommended legislation in its report of November 1964.

4/11/64

Also during that month was held the Greater Baltimore Conference on Equal Opportunity in Housing. Over 600 persons attended this day-long conference at the Belvedere Hotel. No other single event has done as much to thrust the issues of race and housing on the conscience of the Baltimore community as this significant effort of community education. The impetus for the conference was provided by the BNI board of directors, and the leadership and coordination of the conference was the responsibility of the professional staff.

It must also be said that the Conference was instrumental in Baltimore Neighborhoods becoming a mature and recognized organization in this community.

The foregoing represents a brief overview of activities prior to 1965. What follows is a detailed accounting of 1965 in specific areas of program.

I Community Education

The backbone of BNI rests on our knowledge of the Baltimore community in terms of housing integration and its relationship to all aspects of community life. The transmission of such expertise and experience is dependent on a program of community education. Such education is accomplished by bringing to the local neighborhood association, church or synagogue, trade union, civic organization, housing industry organization, and civil rights group all the relevant facts about BNI, its program and the part individual organizations may play in securing the objectives of stability and equal opportunity.

Eco stability

Our community education program has, in the past year, emphasized work with religious insitutions and neighborhood associations. The staff participated in scores of meetings---large and small---in which there was opportunity to provide information and understanding on the issues.

Our efforts at neighborhood stabilization following the move-in of the first Negro family took place in the neighborhood

of Woodmoor, Scotts Hill, Mt. Washington, Rutherford Heights, Parkside, Woodberry, and Midwood. These neighborhoods are located in both city and county and reflect the outward thrust of the nonwhite movement.

In most of the foregoing, panic was minimized and flight prevented. The Woodberry experience was the sole one of violence and failure. Following the move-in of the Negro family and the subsequent violence, the family was forced by these circumstances to move back to the ghetto.

Throughout each of these experiences our efforts were aimed at securing the right of Negroes to rent or purchase housing and to help the community to understand that the presence of a Negro family was not cause for panic.

The pledge campaign referred to in the introduction was begun anew last year under the auspices of a three faith group of sponsors. This group sought 10,000 signatures to a pledge similar to the earlier pledge which BNI sponsored. Again, the goal was not achieved but much progress was made in the discussion which centered around this effort. Plans are in the making for achieving the goal in 1966.

Another aspect of our community education effort is observed in the annual meeting which drew 325 persons in 1965. In addition, the newly-conceived idea of holding periodically "public" meetings of the board of directors had a significant effect at its first attempt. The resultant publicity of these two events in May and September, provided much in terms of community education.

A final element of this program lies in our concern for relationship between public schools and neighborhood stabilization. This concern goes back to our bringing to the attention of the Board of School Commissioners the need to re-examine public school policy in regard to transfer, transportation of students, school districting and part-time education. When new policies were adopted by the Department of Education there remained a continuing responsibility to see that the policy directives were effective. Because the relationship between the local school and neighborhood stabilization is so great we have maintained a continuing interest and concern in this topic. During the past year several meetings with interested parents, representatives of the Department of Education and the staff of BNI were held. With the succession of a newly-appointed Superintendent of Public Instruction we are hopeful that additional progress can be achieved.

Question #7

II Relations with the Housing Industry

Notable progress was observed during 1965 in increasing the activity and awareness of the Real Estate Board of Greater Baltimore to the issues of race and housing.

On the heels of the November 1964 Conference, the Real Estate Board approved a resolution calling upon President Johnson to expand the coverage of Executive Order 11063 on Equal Opportunity in Housing. This action resulted in nation-wide publicity. After one year the Baltimore Real Estate Board remains the only board in the nation to have taken such action. Several BNI board members and advisory board members played key roles, as members also of the board of directors of the Real Estate Board, in securing this significant action.

The Neighborhood Committee of the Real Estate Board continues to provide leadership to realtors on the important role they play in establishing equal housing opportunity. Upon recommendation of this committee the Real Estate Board made two significant policy changes: (1) to include the question "open occupancy, yes, or no" on all multiple-listing contracts, and (2) to provide for a Real Estate Board by-law amendment requiring each realtor to sell on an open occupancy basis when requested to do so by the owner. As a result several such listings have been secured in white neighborhoods. Once again the participation of several BNI board members significantly directed the course of the Neighborhood Committee's deliberations and decisions.

For the first time in 1965 efforts were undertaken at establishing liaison with the Apartment House Owners Association. This was a direct result of the increasing need for rental housing for Negro families. Also, the summer of 1965 saw the beginning of a series of demonstrations, by civil rights groups, at the site of several new apartment developments.

Only slight progress was achieved in developing contacts with the Association. On the other hand, contact with several individual owners was productive. At least one large development is at present considering a policy and program of desegregation. BNI staff and board members have been intimately involved with the owners in the creation of a program which will insure the success of these efforts.

Under the auspices of the AHOA and BNI a survey of owner attitudes on open occupancy was conducted in late 1965. The results are being analyzed by the Research Committee and will be available in thirty days.

In 1966 we can anticipate increased contact and dialogue with the AHOA. It is hoped that the current president of that organization will accept a BNI board position, to which he has been nominated.

An outstanding area of failure of communication and contact has been with the Maryland Home Builders Association. During the past several years repeated efforts at establishing contact have met with an unwillingness of that association to have any significant relationship with BNI. Contacts with many individual builders reveal a desire to promote positive programs, but efforts at action on the part of the association have been unsuccessful. In the future we must find a means to break through this barrier.

III Public Action to Achieve Equal Opportunity in Housing

BNI has been intimately involved in providing leadership in the attempt to secure fair housing le gislation. In 1965 a second effort was made with the introduction of a fair housing ordinance in the City Council. This measure failed in June and still another commission was created by the City Council to study the issue and make recommendations. On this commission were three members of the BNI board. By November the commission had recommended that effective fair housing legislation be once again introduced in the City Council, and on November 29, 1965 the Council President introduced a conprehensive bill (drafted by a BNI board member) which had strong support from the Archdiocese of Baltimore, the Baltimore Jewish Council, the Baltimore Council of AFL-CIO Unions, the Federation of Civil Rights Organizations and the Maryland Council of Churches. This support was later strengthened by the addition of the Greater Baltimore Committee.

Early in November a "housing rally and march" had been conducted by the Federation of Civil Rights Organizations to dramatize the urgency of the housing segregation issue. Over 2,500 persons participated in this event which did much to once again shake the conscience of the Baltimore community.

The summer demonstrations had also given new impetus to the need for passing fair housing legislation.

Although it is not possible to predict the outcome of the present ordinance, it can be said that considerably greater support, much of it from formerly opposing groups, now exists for the measure. A classic example of the shift that has taken place is that of the Greater Baltimore Committee. When the first ordinance was introduced in 1963, the GBC opposed it on the grounds that a city-only ordinance would be disadvantageous. When the second measure came up in early 1965 the GBC expressed no public position, for or against the measure. And now we have the wholehearted support of that organization for the fair housing ordinance now pending.

The only area where public action has occurred to insure equal opportunity is in that housing built with federal assistance -- FHA, VA, urban renewal, etc. In the Baltimore region some builders have deliberately shifted to conventional financing in order to avoid compliance with the Executive Order. Nevertheless some FHA and VA housing has been constructed, and each year since 1962 has seen an increasing amount. During 1965 one development in northwest Baltimore County sold two homes to Negro families and has experienced no difficulty in making subsequent sales to white families.

One complaint against an FHA builder was filed with the local FHA office. This family was refused a contract after the builder accepted a substantial down payment. The case is still open pending the submission of additional information by the applicant.

Properties foreclosed by the Federal Housing Administration and the Veterans Administration are also available on a nondiscriminatory basis. Several Negro families have secured good housing in white communities by this means. However, much remains to be accomplished in acquainting potential Negro homeseekers of the opportunities which exist in this and new housing built with FHA and VA mortgage assistance. More will be said on this subject in the section of this report which follows.

"Operation open city" type program

In acting in a consultative capacity to the Housing Study Advisory Committee of the Human Relations Commission of Baltimore County, the Executive Director was in an excellent position to assist this body in undertaking the important study of the problem as it relates to Baltimore County. This Committee met regularly over a four month period in fourteen sessions. The product of this effort was a report which recommended enactment by the County Council of appropriate fair housing legislation. This recommendation has been adopted by the Human Relations Commission and will be forwarded to the County Council.

We have been asked to serve in a similar capacity to the Anne Arundel County Human Relations Commission in a study to begin in January 1966.

Periodically the Executive Director has been requested to advise and consult with groups in other parts of Maryland and out of state. On three occasions during the past year he has gone to Hagerstown in order to advise on specific problems of housing integration. Similar requests came from Boston where community leadership had under consideration the formation of an organization similar to BNI. Also, we are in receipt of frequent written requests for information on BNI program, organizational structure, etc.

IV The Internship Program

The expanding needs of BNI programs and activities demanded the addition of staff. In order to make this possible at virtually no increase in existing budgetary allocations an intern was secured by BNI. This novel program provides an opportunity for young people to derive valuable experience in the field of intergroup relations with agencies actively involved in the field. Sponsored by the Eleanor Roosevelt Memorial Foundation and the National Association of Intergroup Relations Officials this program has provided career opportunities to almost one hundred college graduates.

BNI was assigned an intern in mid-July. His previous experience included public school teaching and a tour of duty with the Peace Corps in India. His current assignment is to develop contacts in the Negro Community which will facilitate the stimulation of nonwhite consideration of housing available in nonghetto neighborhoods. Many houses available on an open occupancy

basis are not ultimately sold to Negro families. In large measure this is due to a lack of awareness, by Negroes, that such housing is even available to them. By increasing this contact and awareness it is hoped that additional Negro families will avail themselves of these housing opportunities. The coming months should result in significant results from this effort.

Because of a matching grant from the Hoffberger Brothers Fund the internship program will be completely self-sustaining for the twelve month period from July 1965 to June 1966.

V Research

Planning for research projects continued, in 1965, to be carried out by the Research Advisory Committee. This Committee consists of 19 specialists with academic and professional orientation in relevant fields. They contributed time, ideas, and occasionally many hours of work to BNI research endeavors.

The following projects have been initiated or pursued during 1965:-

1. Three-phase survey of 17 Negro families who have bought in white neighborhoods, of their neighbors and of business and community leaders in the areas.

2. Survey on practices of Realtors operating in Baltimore County with respect to Negro homeseekers.

3. Survey of apartment house owners with respect to policies on renting to Negroes.

4. Consultation on a survey to examine the outcome of the good neighbor pledge campaign.

Available?

5. Updating a 1963 study of Negro housing demand.

6. Analyzing the distribution of racially labeled classified apartment rental advertising.

Negro or white surveyors

The first three projects involved the completion of questionnaires designed by the Committee. For the first-mentioned survey volunteer interviewers were trained by the staff as to the aims of the survey and in techniques of interviewing, and each respondent was personally contacted. Questionnaires for the surveys of Realtors and apartment house owners were mailed to members of those groups. Tabulations of the surveys were done by the staffs of both BNI and Sidney Hollander Associates, and by a volunteer statistician.

One of the purposes in doing research is to bring to the public certain facts about race and housing. The results of the

survey of Realtors have been interpreted both for the Real Estate Board of Greater Baltimore and for publication in a national journal. Similar publicity is slated for the apartment house owners' survey, the results of which may also be incorporated into the forthcoming testimony supporting fair housing legislation.

The richest in information of all BNI's research endeavors is the three-phase investigation related to Negro families in predominantly white communities. This project has yet to be analyzed. Funds for a professional analysis and interpretation of this data should be found in 1966.

The purpose of the survey conducted by the Inter-religious Committee for the Good Neighbor Pledge Campaign is to find out wherein the campaign failed and to renew efforts to turn it into a success in 1966.

The use of a current report on Negro housing demand will be on the community education level: to give neighborhood groups an idea of why Negroes move into white residential areas and to make the real estate industry aware of the extent of the requirements for homes for Negro families.

In 1962 the significance of racially labeled for sale advertising in accelerating neighborhood changeover was so apparent that the Real Estate Board requested the Sunpapers to prohibit race labels in this kind of advertising. Plotting the geographic distribution of racial designations in rental ads for 9 weeks in 1965 showed less of a pattern of predicting or determining changes in racial occupancy, but it was thought significant enough to be transmitted to the Real Estate Board.

VI SALE-RENT PROGRAM

From its inception BNI has offered two listing services to the metropolitan community. One of these is the listing of homes available for sale or rent on a nondiscriminatory basis, and the other assisting white families to find housing in biracial neighborhoods and Negro families in predominantly white neighborhoods. In 1965 this program continued on a modest scale: 88 home listings were recorded within the year, about 27 of which were sold or rented with BNI assistance; and 56 homeseekers requested our help, of whom 18 found homes through our efforts. This program has involved considerable staff time, for each request requires several contacts not only with the buyer or seller but also with cooperating brokers, neighborhood association spokesmen, etc.

About a dozen real estate brokers have at some time given assistance to BNI's sale-rent program, with perhaps one-third of these being in continuing touch with us concerning homeseekers or available homes. It is hoped that in 1966 we may increase the number of brokers with whom we can work. Such brokers must not only subscribe to the principles of open occupancy but must practice them and train all agents employed by their firms to do the same.

Growing concern about fair housing by the white community, through BNI's educational programs, has enlarged the number of white open occupancy sellers and white buyers seeking homes in integrated neighborhoods. Our aim in 1966 is to accelerate this trend, as well as to encourage Negroes to find homes outside of the traditional ghettos.

There are now about four grass roots fair housing groups in early stages of organization; these groups will seek home-owners in suburban areas who are willing to sell without discrimination. The Contemporary Trends Housing Committee, which has pursued an educational program to stimulate Negro buyers, has been active for nearly three years. Newest in the fair housing field is the Baltimore County League for Human Rights, with plans for organizing several area fair housing groups in suburban communities which surround the city. The role of these groups in making available to all buyers many new houses will greatly enhance the progress of metropolitan Baltimore in dispersing the ghettos. It is our hope that BNI can play the role of coordinating the listings and the activities of these groups to achieve maximum effectiveness.

Like this term

VII AWARDS

Baltimore Neighborhoods, Inc. received two awards in 1965:

The Fair Housing Practice Award from the Baltimore Community Relations Commission.

The Outstanding Community Organization Award from the AFRO-American Newspapers.

APPENDIX

A. Staff Speaking Engagements

Edmondson Improvement Association
Women's Traffic and Transportation Club
Contemporary Trends Housing Committee
"Passport" (TV program)
Goucher College
Anne Arundel County League for Human Rights
National Council of Jewish Women
Edgecomb Circle Improvement Association
Judiciary Committee, House of Delegates
Catonsville Soroptimist Club
American Friends Service Committee, Washington, D.C.
Baltimore Hebrew Congregation Brotherhood
Woodberry Improvement Association
Sunset Road Improvement Association
Windsor Hills Improvement Association
Carroll County Human Relations Commission
Lutheran Human Relations Committee
Woodmoor Improvement Association
Scott's Hill Improvement Association
St. Luke's-Essex Community Association
Friends School
Social Security Administration - Executive Staff
National Association of Real Estate Brokers
St. Rose of Lima Roman Catholic Church
Loyola College
Lauraville Improvement Association
Ministerial Alliance
"Focal Point" (TV program)
VISTA Training Center
St. Bartholomew's Church
Women's Group -- Maryland Council of Churches
Warwick Avenue Improvement Association
Hagerstown Human Relations Committee
Emmanuel Lutheran Church, Women's Guild
Northeast Baltimore Interfaith Group
National Committee Against Discrimination in Housing - Chicago Conference
St. Paul Lutheran Church -- Ministers' Conference
Maryland League of Women Voters
Seminar on Poverty & Urban Problems -- Johns Hopkins YMCA
Methodist Board of Social Concerns
Social Action Committee, Baltimore Hebrew Congregation
Loch Raven Boulevard Clergy Group
YWCA Membership Meeting
Metropolitan Washington (DC) Housing Program
Notre Dame College
Belair Unitarian Church
Joint Social Order Committee, Friends Meetings of Stony Run and Homewood
CORE
University of Md., Class in Community Relations
North Baltimore Interfaith G roup
Harford County Presbyterian Church
Unitarian Public Affairs Committee
YMCA Wives
Balto. County League for Human Rights, Housing Task Grp

1/26/66

January 19, 1966

Neighbors, Inc.
5802 Georgia Avenue, NW
Washington, D. C.

Gentlemen:

From various sources I have learned of your organization and its efforts and achievements in stabilization of neighborhoods in Washington. At present I am making a study of neighborhood associations in communities where open occupancy is becoming a reality as part of a larger project on urban planning in the South. I plan to compose a pamphlet soon which would aid other groups in forming their own associations and which would offer hope to neighborhoods presently under disruptive pressures, those that fear for their future.

I have found that the experience of people who have survived similar circumstances encourages others and other neighborhoods. For this reason, I would appreciate any material you have about your own efforts - how your organization was formed, the forces which made it necessary, the problems and conflicts you have endured, and the results you consider most valuable. Please include any suggestions you might have for those who want to unite their own neighborhoods.

I am anxious to complete at least a preliminary report in the next few days. The composition may undergo numerous revisions, but I'm sure you'll agree that neighborhoods may not have time to wait for the definitive study; they need to consider their peril and means of salvation now.

Sincerely yours,

Mureland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/jdg

AMENDMENT TO THE BY-LAWS OF THE REAL ESTATE BOARD

OF GREATER BALTIMORE - January 25, 1966

Add Section 4 to Article 3 of the by-laws as follows:

Realtors Obligations to Buyer, Seller

Section 4 - As real estate professionals motivated by principles of fair dealing with the public, their fellow Realtors and their clients, Realtors recognize that it is the right of the property owners to select buyers and/or tenants of their choice in the sale and/or rental of their property. Also important is the Realtor's recognition of the right of buyers to negotiate without restrictions as to race, creed, color or national origin, for the purchase or rental of property in all areas.

It is the obligation of the Realtor to respect the right of owners to select as well as the right of buyers to negotiate.

In accepting an exclusive listing, therefore, it is incumbent up- the Realtor to exert every effort, throughout the term of his agency, to secure a qualified buyer or tenant, regardless of race, creed, color or national origin, provided he be acceptable to the owner in accordance with the terms as set forth in the listing contract. Similarly, the Realtor shall, unless inconsistent with the expressed instruction of the owner, extend every prospect, regardless of race, creed, color or national origin, a full opportunity to inspect and negotiate for the purchase or rental of property.

January 27, 1966

Mrs. Margery T. Ware
Executive Director
Neighbors, Inc.
5802 Georgia Avenue, N.W.
Washington 11, D. C.

Dear Mrs. Ware:

Thank you very much for the material you sent on Neighbors, Inc. I appreciate your answering my request so promptly.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

January 27, 1966

Baltimore Neighborhoods, Inc.
One Charles Center
Baltimore 1, Maryland

Gentlemen:

The material on Baltimore Neighborhoods, Inc. arrived today. Thank you very much for your prompt response to my request for information. Your experience will help me in my work for urban planning in the South.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

CITY OF PHILADELPHIA

COMMISSION ON HUMAN RELATIONS
601 City Hall Annex, Philadelphia, Pa. 19107
Telephone: MUnicipal 6-4670

Commission Members:
SADIE T. M. ALEXANDER, Chairman
THOMAS A. MASTERSON, Vice-Chairman
MARY A. DiSILVESTRO, Secretary
ELAINE G. BRESLOW
HERBERT J. GRAHAM
SYDNEY C. ORLOFSKY
MARTIN VINIKOOR
REV. PAUL M. WASHINGTON
JACOB WEINER

Executive Director:
TERRY C. CHISHOLM

February 15, 1966

Mr. Moreland Griffith Smith, FAIA
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Ga. 30303

Dear Mr. Smith:

Your letter of January has been referred to my desk.

A full and complete response to your letter should encompass more than the material which I am sending to you, under separate cover, and would certainly be more comprehensive and in detail than the pamphlet which you are hoping to compose. As you suggest, groups already under the "disruptive pressures" of neighborhood change are not able to wait for a "definitive study." I am, therefore, sending you some material and herein will suggest a few things which have occurred to us at the Commission after some experience with a number of efforts at "neighborhood stabilization."

The Commission is aware and has had some contact with neighborhood stabilization efforts in some ten or twelve areas of the city and has noticed that each of these efforts has had enough uniqueness for us to state clearly that the soil of neighborhood racial change is unique enough in each case to require different methods of organizational cultivation in order to achieve "neighborhood stabilization." We are also aware that many programs occur under the name of "neighborhood stabilization;" it has been used to develop wholesome programs of integrated living, as a vehicle of fear for the few remaining majority families, and as a weapon of exclusion.

The most successful positive neighborhood stabilization effort in Philadelphia, of course, is the West Mt. Airy Neighbors. However, I think it is fair to say that the type of housing, including the size, the socio-educational background of the neighbors themselves, and the professional occupations of most of the leadership made this a somewhat unique situation. In this situation, the understanding and work experience of the majority of the community, certainly made for far greater understanding and acceptance of the minority community than in most other sections of our city. Also the price of homes made it apparent that the incoming families were fairly "easy to accept."

PHILADELPHIA'S OFFICIAL AGENCY TO PROMOTE EQUAL RIGHTS AND EQUAL OPPORTUNITY FOR ALL PEOPLE,
ADMINISTER FAIR EMPLOYMENT PRACTICE ORDINANCE AND CITY AND STATE ANTI-DISCRIMINATION LAWS.

rec'd 2/25/66

In other areas of our city, programs of "neighborhood stabilization" have not always been as successful and many have made constructive contribution only in that they slowed down racial change; not that they achieved stabilization. Of late we have had the feeling that our efforts and those of the community people involved are being and will be more successful. Whether this is due to increased effectiveness on our part, greater commitment on the part of community residents or simply that "there is no place left to run" is not immediately apparent.

In all of our efforts there has, however, been two common threads: 1. Community organization for understanding racial change and its implications and 2. Community organization to maintain the attractive and constructive characteristics which attracted the original residents and which undoubtedly were also attracting new residents. The particular projects and the programs used to develop these two themes, of course, depend very greatly upon the community, its physical layout, the ethnic and religious prevalencies, and the amount of staff time that we are able to give to it. All of the techniques used are within the "community organization discipline;" that is helping people to understand the problem they face, decide for themselves what the solution should be and then work toward that solution.

As you can see from the material which I am sending along, some of it is aimed at community people in general, some at leadership, and some is aimed at and has a training purpose. All of these approaches must be used in varying degrees, with the particular community determining the proper emphasis. The relative success of a neighborhood stabilization effort depends less on specific techniques than it does on such other factors as availability of staff, flexibility of program goals, availability of comparable housing and living accommodations, and the general surrounding intergroup climate, so a wide variety of programs must be ready and available.

I hope that some of the information I have sent along will be of help to you. Thank you very much for sharing your concern with us.

Good luck in your project.

Sincerely,

Lary Groth
Supervisor
Community Relations

LG:jfe

Tom Christman
Edee Dow

(3) People. Belief are a reality
Begin where people are.
Begin with negative approach
* Community Development
Program
(Program Now)

(2) Increasingly Difficult -
Far Less Successful -
They will rock every
Agro program out.
Volunteer - all down
Neighborhood self interest

52 80 - 463

Ruth Steel

Concord Park
45 - 55
50/50 - 550
$11,000
Middle Class
Some Development
Greenbelt Now
25 Units -
$18 - 23,000
Upper Middle Class

45 non White
near 1/3 Non White
NE, Section

3rd Overton Park
Job Class
richer

March 14, 1966

Mrs. Margery T. Ware
Executive Director
Neighbors, Inc.
5802 Georgia Avenue, NW
Washington 11, D. C.

Dear Mrs. Ware:

I have reviewed thoroughly the material you sent me in January on Neighbors. Since then the Southern Regional Council has written a booklet about neighborhood stabilization, which I am enclosing. I would appreciate your reading this pamphlet and giving me your candid criticism which would aid us greatly when we begin a revision shortly.

I will be in Washington the week of April 4th. At that time I will call you in the hope that there might be a mutually convenient time when I might come by and see you.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg
Enclosure

March 14, 1966

Baltimore Neighborhoods, Inc.
One Charles Center
Baltimore 1, Maryland

Gentlemen:

I have read the material you sent me in January, and I would like very much to talk with you about the problems of housing and community organization. A few weeks ago the Southern Regional Council completed a booklet about neighborhood stabilization which I am enclosing. I would appreciate your reading this pamphlet and giving me your candid criticism to guide us in a revision.

I will be in Washington the week of April 4th. At that time I will call you in the hope that we might arrange a mutually convenient time the latter part of the week or possibly the first of the following week for a meeting with you.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg
Enclosure

AMENDMENT TO ANTI-BLOCKBUSTING ORDINANCE

MARCH 17, 1966

[This amendment became a part of Anti-Blockbusting Ordinance #502 which was enacted into law on April 4, 1960. It prohibits mass real estate solicitation.]

SECTION 7. Solicit properties for purchase or sale by door-to-door solicitation in person, by telephone or by the mass distribution of circulars.

ORDINANCE NO. 502

...making unlawful certain practices by real estate dealers, brokers, agents and salesmen in connection with real property, defining the said offenses and defining the penalties thereof.

By the City Council of Baltimore, April 4, 1960.

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That a new section, Section 69A, be and the same is hereby added to the Baltimore city code (1950 edition), title "police" to follow immediately after Section 69 thereof, and to be under a new sub-title, "Real Estate Practices," and to read as follows:

REAL ESTATE PRACTICES

69A. (a) (1) This ordinance shall apply to real estate dealers as herein defined. Real estate brokers shall mean any person, association, co-partnership, or corporation, foreign or domestic, who for another and for a fee, commission, or any other valuable consideration sells, purchases, exchanges, leases, rents, or collects rent, for the use of real estate or who attempts or who offers by verbal solicitation, advertisement or otherwise to perform any such function or who is engaged in the business of sub-dividing and selling land in building lots or sites. Real estate salesmen shall mean any person who performs on behalf of any real estate broker, any act or acts authorized by the real estate licensing law of Maryland, Code Article 56, Section 212, etc. (1957 Edition), as amended

from time to time, to be performed by a real estate broker. Real estate dealer shall mean one who is regularly engaged in the business of dealing and trading in real estate or leases and options thereof. Real estate shall include leaseholds and all other interests in real property.

(2) Any person, partnership, association, or corporation who for another in consideration of compensation by fee, commission, salary or otherwise or with the intention or in the expectation or upon the promise of receiving or collecting a fee, does, offers, or attempts, or agrees to do, engages in or offers, or attempts, or agrees to engage in, either directly or indirectly, any single act or transaction contained in definition of real estate broker or real estate salesman in this section, whether said act be an incidental part of a transaction or the entire transaction, shall be deemed a real estate broker or real estate salesman within the meaning of this ordinance.

(3) Notwithstanding the foregoing definitions the terms real estate broker and real estate salesman shall not include; receivers, trustees, administrators, executors, guardians, or other persons appointed by or acting under the judgment of or order of any court; public officers while performing their official duties as such; any bank, trust company, or mortgage loan institution organized under the laws of this state or the United States with respect to the management or sale of any property acquired through or in connection with mortgage foreclosures; investment

homebuilders with respect to the sales of rental of housing constructed by them; attorneys-at-law who are not regularly engaged in the real estate business and who do not hold themselves out by sign, advertisement; or otherwise as offerring to the general public the services authorized to be performed by real estate brokers and persuant to the real estate licensing law of Maryland, Code 1957 edition, Article 56, Section 212, etc.; and any person holding in good faith a duly executed power of attorney from the actual owner authorizing the sale and conveyance or leasing of any real estate where only one such transaction is involved or any duly licensed auctioneer with respect to sale of real estate at public auction.

(b) No real estate broker or salesman shall, or shall attempt to:

(1) Use any contract form for the listing of property for sale, rent or exchange or any contract form for sale, rent, or exchange of property or advertising matter which includes the name of any association or organization of which the broker or salesman is not a member.

(2) Retain the services of any person as a salesman on a purely temporary or single transaction basis as a means of evading the law regarding the payment of commissions to non-licensed persons on some contemplated transaction.

(3) Act for more than one party in a transaction without the prior knowledge and consent of all parties for whom he acts.

(4) Refuse, or fail within thirty days after demand to account for, or to remit any monies coming into his possession which belong to others, or refuse or fail to promptly furnish a duplicate copy of all listing contracts to sell or rent property or of any lease or contract or sale when prepared by a real estate broker to all parties to any such contracts or leases, or fail to retain a copy of such contract. Noting in this subsection shall be construed to authorize any such broker or salesman personally to prepare any such legal paper in his practice.

(5) Fail to disclose to any person with whom the broker or salesman is dealing any material fact or information within the knowledge of the broker or salesman concerning or relating to the property with which the broker or salesman is dealing.

(6) Make any untrue or misleading statement in any attempt to obtain a listing of real property for sale, knowing such statement to be false or misleading, or knowing that the broker or salesman making the statement has insufficent knowledge of its truth, or falsity to warrant making the statement.

(7) Accept a listing contract to sell property unless such contract provides for a definite termination date without

notice from either party, or accept any listing contract which provides for a net return to the vendor leaving the broker or salesman free to sell property and retain any excess over the price named by the vendor.

(8) Pay or receive any rebate, compensation or commission from any person whatever except the seller of the real estate without the prior knowledge and consent of all parties to the transaction.

(9) Have any interest, directly or indirectly, in the purchase of any real estate which he or his organization has listed for sale, where such purchase is made during, or within six months after the termination of, such listing.

Provided, however, that this paragraph shall not apply in cases in which a broker enters into a listing contract and a simultaneous "trade in" agreement, whereby the broker or any interest, either directly or indirectly, offers a guaranteed price for the listed property within a certain period in order for the seller to purchase another residence, either new or existing housing.

(10) Disregard or violate any of the provisions of the Maryland Real Estate Licensing Law (Code, 1957 Edition) Article 56, Section 212-232, as amended from time to time.

(c) No real estate broker, salesman, or dealer shall, or shall attempt to:

(1) Pursue a continued flagrant course of misrepresentation or make any false promises directly or through agents or salesmen or advertising or otherwise.

(2) Make any misleading or untrue statements in advertising real property including advertising for sale or rent as an agent or broker without disclosing in such advertising the name of the advertiser or the fact that the agent or broker or where any such advertising is published over the name of a licensed real estate salesman failing to disclose in such advertising the name of the broker for whom such salesman is licensed to represent.

(3) Solicit or induce any party to a contract lease or agreement to break such contract for the purpose of substituting a new contract lease or agreement when such soliciting, or inducing is motivated by anticipated personal gain.

(4) Guarantee or authorize or permit any person to guarantee future profits which may result from the sale of real property.

(5) Solicit or offer for sale real property by offering "free lots" or conducting lotteries or contests, or offering prizes for the purpose of influencing a purchase or prospective purchaser of real property, or advertising or offering "Free appraisals" unless the advertiser is equipped and stands ready to appraise real estate to any person requesting such an appraisal free of charge regardless of the purpose for which such an appraisal is requested.

(6) Make any untrue or misleading statement to induce the sale of real property, whether to the person making the representation or to any other person, knowing such statements to be false or misleading or knowing that the maker of the statement has insufficient knowledge of its truth or falsity to warrant making the statement.

(d) No real estate salesman shall:

(1) Accept a commission or valuable consideration as a real estate salesman for the performance of any act as a real estate salesman without the knowledge and consent of the broker named in his license.

(e) A violation of the provisions of this section shall be a misdemeanor and any person convicted thereof shall be subject to a fine of $100 and not more than $500 or to imprisonment of not more than 60 days or to both such fine and imprisonment at the discretion of the court. Where an offense is committed by one or more individuals acting for a corporation, it shall be deemed to be the offense of the corporation and the individual. Where the offense is committed by one or more individuals acting in behalf of a partnership or association, it shall be deemed to be the offense of the partnership or association and the individual, and also the personal offense of any partner or associate who aids, abets, directs, counsels and/or knowingly participates therein.

Section 2. And be it further ordained, That if any section, provision, or clause or word of this ordinance is found by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such unconstitutionality or invalidity shall be restricted to the particular provision, section, clause or word found to be unconstitutional or invalid, it being the legislative intent that the provisions of this ordinance are severable.

Section 3. And be it further ordained, That this ordinance shall take effect from the date of its passage.

Approved.....

Mayor of Baltimore City

President of the City Council of Baltimore

To Files

BALTIMORE NEIGHBORHOODS, INC.

One Charles Center, Baltimore 1, Maryland
SAratoga 7-3194
SAratoga 7-3942

AC-301

EDWARD L. HOLMGREN
Executive Director

March 18, 1966

Mr. Moreland Griffith Smith
Southern Regional Council, Inc.
Five Forsyth Street, N.W.
Atlanta, Georgia

Dear Mr. Smith:

I have read the special report on Neighborhood Stabilization and would like to make a few observations on it.

The document represents an excellent analysis of the problems posed by racial change and the current responses to create stability.

After twelve years of activity in specific efforts on neighborhood stabilization in Baltimore and Chicago I have learned much about the problem and its effect on the community. 1966 - 12 = 1954

You have correctly stated that organization becomes the single most important element in any given situation. This is true. However, organization devoted to activity in a single circumscribed neighborhood can only have a short-term or delaying effect on the total problem.

The fact that any neighborhood has begun to change results from a combination of specific and peculiar conditions:

1. Proximity to the ghetto.

2. Older and less desirable housing to the potential white buyer.

3. Discrimination against Negroes entering the market.

Of course, other factors may be present to exacerbate or even mitigate the problem. However, one cannot escape the fact that the overwhelming fact that creates the problem is discrimination. Thus, even if meaningful efforts are undertaken at stabilization in one or two neighborhoods, they can only be effective to the extent that the whole market, or increasing elements of that market,

are open to nonwhites.

Without activity to establish this condition neighborhood stabilization efforts can only be delaying actions which may slow down the rate of change. Examples like Hyde Park-Kenwood in Chicago are special because a vast urban renewal program entered the picture to remove all of the sub-standard housing, most of which was formerly occupied by low to moderate income Negro families, and recreate a community which is interracial, to be sure, but also of a single-class character.

The point is that a stabilization program must be tied, hand-in-glove, with metropolitan-wide efforts to establish open occupancy. Our program has attempted to weld these two elements together in order to establish stability and to disperse nonwhite demand over a greater geographic area.

METRO
Eco - Stability

There is much more to all of this, therefore, I will look forward to hearing from you after April 4th in the hope that we can meet and discuss it in detail.

Very sincerely,

Edward L. Holmgren
Executive Director

ELH:s

from Sect #1, dictated 4/6/66

Questions and Answers from Margery Ware, Neighbors, Inc., Washington.

1. They have found as everyone that the real estate agents are perhaps the most difficult to deal with, and I don't believe they're findings are anything different from what we have heard before. They were able to have great deal of effect by assembling evidence against one particular agent and making a charge about him to the governing board of real estate agents, who put him on probation and a warning and after that they didn't have as man, blatant promotion of block busting techniques. It was rather interesting to note that she felt that the school problem was where the most difficult as this is a continuing matter always needed in all school work of up-grading the schools. Their main problem in schools comes at the junior high school level because of prejudices concerning socializing of the sexes which starts at this age. They helped in these particular problems by having the principal of the junior high send one or more people to each of the elementary schools to prepare the students for the transition to the junior high school problems. They also have a monthly meeting of their education committee and at which the principal of that school attendsand they work out a constructive program approach including support of the budget for the schools and the D. C. government . In all of their problems they use the newsletter to set forth everything favorable that is happening in the neighborhood. They also had a"rumour clinic" in their newsletter in which they investigated all rumours and gave facts. They found that the average person does not take the trouble to ~~investigate~~ ascertain the difference between fact and fiction.

2. You will note in the literature all of their continuing programs which are included in the listing of committees. Their staffing problem seems to be mainly a matter of finance and conviction by the governing board as to the particular needs for the time. You will note that at the present they have less staff than they did the two previous years.

 From list #1, dictated 4/6/66

3. They have had two professional members of the staff in the past and only have one at the present time which is Mrs. Ware. She is a sociologist by training. I believe she feels she needs now aprofessional community organizer as well as a professional office manager or business manager.

4. Where does the money come from? The Meyers Foundation originally gave them $28,000 for three years, matching $3,000 additional later. At the present time they have produced approximately $4,500 from the Art and Book Festival, membership and some larger donations. This becomes increasingly difficult year by year. 5. They have had an Eleanor Roosevelt NAIRO intern and found it very successful. 6. When their 1965 Annual Report is printed they will mail us a copy.

7. They have maintained community interest by keeping the needs up to date, keeping aware of what the people, concerned parents and other people in the neighborhood areinterested in at the particular time. Also they keep the junior high students occupied by hayrides and parties and visits to other parts of the community, choral groups and participation by interested parents. Their stress in the future will be more on community development because they feel they have gone to this particular stage in their development. They have an effective help by the conference of clergy, both Negro and white, and excellent help by having an extremely able superintendent of the junior high. Their help in other areas of the city and in neighboring Maryland and Virginia has developed a pride of accomplishment in this particular neighborhood. They have used the method of visiting people who have prestige and improving the prestige of the neighborhood and associating themselves with the prestige needs of the metropolitan area of Washington, D. C.

FROM BELT # 22 dictated 4/6/66

The following are Mrs. Ware's comments on our paper.

p. 3 - define "block busting" - had ~~differenc~~reference to defining the difference between the meaning of blockbusing by the real estate people and block busting to them means complete Negro community making a complete expanded Negro ghetto, whereas the blockbusting by the integrationists means inserting one Negro into a neighborhood to make it accessible to other Negroes within a reasonable proportion; it is possible an open community.

"decline drastically" - she felt that this should be stated a little bit more clearly as this seems to indicate that we agreed with the real estate people's contention that property values when Negroes moved in positively would decline whereas the proof has been ~~to the contrary.~~ in Washington and the rest of the country is that property values become the greater in the integrated neighborhood.

P. 4 - the same idea in the insertion of "apparently."

Negroes? - she thought was out of place and needed reviewing.

realtors - she felt needed defining because of the patented or trademark term "realtors" should be more descriptive.

"...practically impossible to halt.." - she felt indicated our agreement with the real estate people and that we shouldn't be this discouraging.

p. 5 - "...neighborhood association..." - she felt that most old neighborhood associations could not be used and that therefore this should be qualified by saying"where possible" to utilize old associations. She felt that most of the constitutions of old associations could not be changed legally and therefore could not be used.

p. 6 - I cannot recall her specific detailed comment on reverse.

She felt on the footnote #4 that ~~ou~~ there are numerous others and either should be included or at least mentioned that there were numerous others.

p. 7 - she couldn't quite go for the "Commercialize", also down further

Belt #2, dictated 4/6/66 - remarks by Mrs. Ware on paper.

"realtors" there was the same criticism on the use of patented terminology. The "South" circled, she said this was even done outside of the South.

p. 8 - "realty offices with listings" - she felt the same thing was true not only with realtors but ~~with~~ listings is a coined term and that informational help on availability of residences, if called listings, the realtors had a legitimate claim of claiming the neighborhood organizations were operating as realtors without lisences.

re: signs - she felt there were adverse points on the utilization of signs and that this should be brought out that this was a matter of decision for the neighborhood group as to whether this was good policy or bad. They did not use it, and found that they did not have to use it.

p. 9 - here againshe questioned the title "Capitalize"

p. 10 - I think she had her feelings hurt that we did not include Neighbors, Inc. in Washington. She felt that they were the originators of the idea; she had to admit though that MacGregor Estates was basically southern and good to mention.

"real estate office" - again clarification. Possible we could use businesses selling brokerage residential property or something like that.

p. 11 - At first glance there may seem discriminatory and so on. She felt should be clarified a bit. She also felt that it should be definitely stated that a fair housing law was not a cure-all.

For all intents and purposes she felt this special report was helpful and could be very useful. She felt however that it was not strong enough, that it should be more positive. I believe that Mrs. Ware also felt that we should bring out in our neighborhood stabilization program the fact that rumours have to be counteracted by getting exact facts on all of this and letting people know, not depending upon them to investigate rumours. Also the possibility of utilizing the

clergy for support for moral reasons. I am just stating this as a question mark, would the possibility of utilization of their breakdown of communities and possibly a listing of some of the community services like street lights, traffic control ordinances, city services, transportation, employment, etc, etc., All of the documents that Mrs. Ware gave me I am going to bring home in my briefcase as they are too heavy to mail. This is also true of data gotten from American Institute of Planners.

April 19, 1966

Mrs. Margery T. Ware
Executive Secretary
Neighbors, Inc.
5802 Georgia Avenue, N. W.
Washington 11, D. C.

Dear Mrs. Ware:

The talk I had with you about your work with Washington Neighbors, Inc. was very stimulating. I think that your story told in detail would be enlightening and encouraging to many in the rest of the country. During my two weeks in the Washington area I also talked with Mr. Edward L. Holmgren, Baltimore Neighborhoods, Inc. and Mrs. Ruth Steele, West Mt. Airy Neighbors, Philadelphia, about their organizations and activities. WNI's account combined with BNI's and WMAN's would cover a wide range of organizational attitudes, neighborhood situations, leadership potential and community response.

If the financing could be worked out SRC would like to underwrite publication of these accounts as a three-part series on neighborhood associations. Later we could add the stories of other groups in other cities, hopefully some from the eleven Southern states. Would you be interested in writing about Neighbors, Inc. for publication in this manner? We could do the editing here. The length would be up to you, perhaps 15 to 25 pages. You could, of course, have as many copies for private distribution as you would like, although we would hope the major distribution would be of the articles as a group. After we have an idea of the length you think your article would be and the number of copies you would want, we could then get an estimate of the cost involved in publication. With

that information we would see how much of the cost SRC could assume with NI contributing the rest. I am contacting Baltimore Neighborhoods, Inc. and West Mt. Airy Neighbors, asking them for their reactions to this project.

Please let me hear your reactions to this idea and whether you believe you would have the interest, time and funds for such a project.

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/jdg

B A L T I M O R E N E I G H B O R H O O D S, I N C.

May 1966

M E M O

RE: Realtors* & Sellers' Rights in Open Occupancy Sales.

I. Obligations and Rights of a Realtor re showing a house -

A Realtor whose original contract with a seller specifies "open occupancy" violates both his contract with the seller and the by-laws of the Real Estate Board (as specified in the January 25, 1966 amendment to the by-laws) if he refuses to show the house to Negro buyers.

If the original contract does not specify open occupancy the Realtor's refusal does not constitute a violation of the contract even if the seller informs him of his wish to sell open occupancy. He may then release the listing without obligation and the seller may find another broker who agrees to abide by an open occupancy contract. However, the broker has a right to refuse to release the seller from the contract, in which case the seller must wait until the contract expires to obtain a new broker. The seller can withdraw his house from the market for the duration of the contract.

II. Rights of Other Realtors -

If a Realtor has a contractual arrangement to sell open occupancy but refuses to let another mutiple lister show the house to a Negro client he is violating the Real Estate Board's regulations and can be penalized. If he has no such contract but the seller wants his house shown to all qualified buyers, and another broker has a Negro client whom the first broker will not permit to see the house, the second broker can then make a direct contact with the owner.

III. Rights of the Seller re showing and selling his house -

In any case a seller may show his own house to whatever prospective buyer he pleases, on the understanding that when he does so he is acting as the broker's agent and is still obliged to pay the broker's commission. If the seller receives an offer from a financially qualified Negro purchaser which he wishes to accept the Realtor must accede to the seller's wishes or forfeit his commission on the sale. If the original contract between seller and Realtor specified open occupancy and the latter refuses to execute the sale to a qualified Negro, he is liable to action by the Real Estate Board.

It is ethical, from a Realtor's point of view, for a seller to give information about his house to anyone he pleases. He may not "list" (i.e. make a contract with) another broker or real estate operator, but a fair housing group is not a brokerage and does not "list" in the Realtor sense of the word. It is simply acting as a referral service or clearing house for information regarding housing available without discrimination.

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* "Realtors" are broker members of local Real Estate Board and of the National Assn. of Real Estate Boards. Most Realtors are also members of the multiple listing service.

NEWSLETTER MAY 1965

STANLEY PANITZ
President
EDWARD L. HOLMGREN
Executive Director

BALTIMORE NEIGHBORHOODS, INC.

One Charles Center, Baltimore 1, Maryland
SAratoga 7-3194
SAratoga 7-3942

. . . and neighborhoods are people.

THE FAIR HOUSING ORDINANCE CAN BE PASSED

Proposed Ordinance #1083 is now before the City Council. It has a chance of passing only if all who believe in fair housing make their wishes known to their Councilmen.

The proposed ordinance would prohibit discrimination based on race, religion or national origin in the sale, lease or financing of all housing in Baltimore with the exception of owner-occupied one- or two-family dwellings. It has been estimated that approximately 45% of all housing units in the city would be covered.

Hearings on the fair housing ordinance are scheduled for Tuesday, May 18 and Thursday, May 20, before the Council Judiciary Committee. Proponents of the bill will be heard on the first date and opponents on the latter. Particularly needed to speak on behalf of the bill are spokesmen from organizations not traditionally heard from on civil rights legislation, such as business groups, neighborhood and homeowners' organizations and religious groups to which Councilmen belong.

Second and third district residents especially must contact their Councilmen, who are probably pivotal in this fight. Letters, phone calls and delegations should be directed in great numbers to these Councilmen.

The Federation of Civil Rights Organizations has been conducting peaceful demonstrations before the City Hall every Monday evening between 5 and 6 p.m. for the passage of the ordinance. These will continue until it is brought to a vote. The Federation believes that demonstrations are an important way of expressing public sentiment in favor of fair housing and has urged all those in support of the bill to participate. It is also urged that there be a large turnout at the two Judiciary Committee hearings on May 18 and 20th, at which time the City Council Chamber should be filled with fair housing supporters.

CONGRESSMAN SCHEUER TO ADDRESS BALTIMORE NEIGHBORHOODS' ANNUAL MEETING

The Honorable James H. Scheuer, Congressman from New York City, will be the guest speaker at the fifth annual dinner meeting of Baltimore Neighborhoods, Inc. on Thursday, May 27 at the Sheraton Belvedere Hotel. Congressman Scheuer is serving his first term in Washington, a city in which he participated as a developer in the urban renewal of the Southwest section.

Before assuming the duties of his first elective office Mr. Scheuer devoted much of his time to various residential redevelopment projects in New York, St. Louis and five other cities, as well as the Washington project. He is an urban renewal specialist who has always maintained a concern for the need for fair housing. He was the chairman of the Housing Advisory Council of the New York State Commission Against Discrimination and was the first recipient of the Walter White Award given by the National Committee Against Discrimination in Housing.

The Board of Directors of BNI has established a fair housing practices award which will be presented for the first time at the

(Continued on next page)

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RESERVATION FORM
No Tickets Required

Enclosed is my check for $_____ for_____ reservations (tables of 10) at $5.50 per plate (including gratuity) for the Fifth Annual Dinner Meeting, Thursday, May 27, 1965, Sheraton Belvedere Hotel.

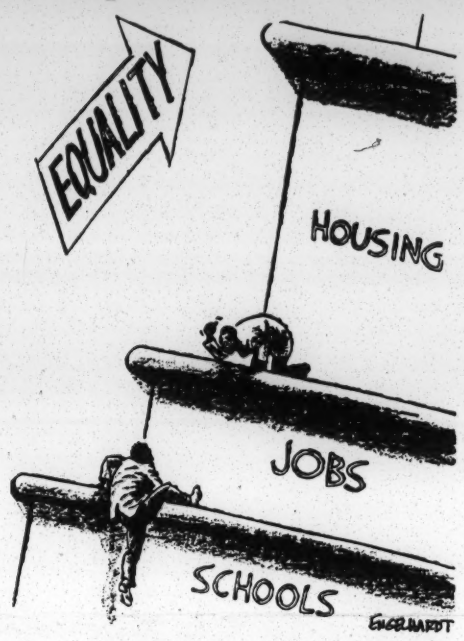
Please Print

NAME _____

ADDRESS _____

Make checks payable to Baltimore Neighborhoods, Inc.
Reservations must be made by May 24th.

'If You Think the First Step Was Hard . . .'



Engelhardt, St. Louis Post-Dispatch

CONG. SCHEUER *(Cont'd)*

annual meeting. The criterion for the selection will be that person or group who, in the previous year, has made the greatest contribution to the achievement of equal opportunity in housing in the metropolitan area. A special BNI committee is now deliberating the choice of the recipient for 1965.

Henry J. Knott, prominent Baltimore builder will be the dinner chairman. His wit and brevity will enhance everyone's enjoyment of the annual meeting. There will also be a report on the progress and new activities of BNI.

Baltimore Neighborhoods' members and friends who wish to attend the annual meeting may use the form below. Reception at 6 P.M.; dinner at 7 P.M.

MODEL NEIGHBORHOOD OF INTEGRATED LIVING

On May 10 Windsor Hills officially launched an ambitious neighborhood effort to become a model integrated community. At a well-attended ceremony City Council President Thomas D'Alesandro, III congratulated residents on their forward-looking program.

The Windsor Hills neighborhood program has a two-fold emphasis:

1. To develop better services, more communication, and a greater sense of community within the neighborhood.
2. To attract interested white buyers and tenants.

"In today's market," the Windsor Hills Improvement Association states, "integration can only be maintained through a strenuous search for white buyers. Yet it is difficult to become preoccupied with the ratio of white residents without violating the very spirit of open occupancy. A further irony is that each success in attracting white residents implies a further limiting of the already scarce supply of homes available to Negroes. For this reason, we are adopting a larger aim than simply to encourage new white residents. Our aim is to achieve in community spirit and neighborhood standards a model of integration which, we hope, could influence real estate practices generally towards open housing."

BNI Executive Director Edward L. Holmgren and Board member Dr. Alfred B. Starratt were also speakers at the Windsor Hills ceremony.

MEETING NOTICE

The Christian Family Movement announces a meeting to explain and publicize its program of Educational Interracial Home Visits. Everyone is welcome at the meeting on Sunday, June 20th at 8 P.M. Place: St. Margaret's Episcopal Church, 141 Hickory Avenue (off 1700 block E. Joppa Road), Towson.

BALTIMORE NEIGHBORHOODS, INC.

One Charles Center, Baltimore, Maryland 21201

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Mrs. Ruth Steele

June 1966

NEWSLETTER

NEIGHBORS WIN FIGHT AGAINST EMLEN ST. TAVERN

The application to transfer a liquor license to 7113 Emlen St. was withdrawn in a telegraphed statement to the Liquor Control Board on June 2, one day after 100 neighbors met with WMAN lawyer Paul Levy to plan for the hearing on the proposed taproom.

"The way the neighborhood banded together so quickly shows the strength of West Mt. Airy," Ruth Steele, WMAN Executive Secretary, said.

WMAN and block leaders from the area began the fight against the taproom as soon as the notice of the proposed transfer was posted. They requested a public hearing and took petitions of protest from house to house. A total of 700 people in the area signed the petitions. When the hearing was delayed, WMAN requested that it be held before summer vacations began so that concerned neighbors could be present to testify.

Paul Levy, WMANer, handled all the legal work and WMAN Vice President Fred Gaines organized the meetings. Many people took petitions around and stirred up interest in the problem. Many thanks to everyone who helped in winning the battle.

WMAN IS IN JUNE "GREATER PHILADELPHIA"

WMAN's zoning successes and real estate practices are featured in an article called "Panic Anyone" in the June issue of the Greater Philadelphia Magazine.

SWIMMING POOL PLANS PROGRESSING

Response to the mailing on building a swimming pool were excellent -- over 250 people expressed strong interest in the idea and informal negotiation for a site has begun.

As soon as cost estimates are completed, more definite plans will be announced in a bulletin to the membership. If all goes well the pool will open next summer.

Wouldn't it be a good idea if everyone chipped in a few dollars to hire some boys and girls to work around the community fixing up publicly owned property over the summer vacation? Not only would it be useful to the kids, but it would help keep our community attractive.

This pipe dream of ordinary citizens creating such a project has become a reality in GIPSY, a project sponsored by the Germantown Community Council. GIPSY hopes to hire 15 boys and 15 girls this month to clear the Awbury Arboritum area of old cars and junk, to clear vacant lots and build tot lots in their place, and to make similar neighborhood imporivements.

GIPSY already had 30 applicants before the first of June. It has the kids, and now it needs the adults. It needs people willing to give a dollar or two to make GIPSY succeed.

Why should we contribute? First, to give 30 young members of our community the immense satisfaction and pride that comes from having a dollar in your pocket that you earned yourself. Second, to give them the satisfaction of doing jobs their own community needs to have done - not "make work" but real work that benefits us all. Third, the work projects are planned and supervised to give the kids the chance to learn basic job skills and attitudes, to work hard with pride. And fourth, your contribution will get some of those community cleanup projects that need doing, done.

Your gift of $1.25 will pay one boy or girl for one hour's work.
Your gift of $7.50 will pay one boy or girl for one day's work.
Your gift of $37.50 will pay one boy or girl for one week's work.
School will soon be over -- please send your check now to GIPSY, Vernon House, Philadelphia, Pa. 19144.

Lawrie Hamilton, Editor

RESPONSE TO SHPPING QUESTIONNAIRE GOOD

Many WMANers have returned the flyer sent out by the Mt. Airy Planning Council concerning the Mt. Airy shopping district from Mt. Pleasant to Allens Lane along the Avenue. There is still time to return the questionnaire. A number of excellent suggestions were received, and plans are underway to implement them. If you would like to put in your ideas there is still time to do so. Send them to Mrs. Steele at the office.

Our representatives to the Planning Council are Frederick W. Herbine, Jr. and Stan Barby. Other organizations represented on the council are the East Mt. Airy Neighbors, the Sedgwick Neighbors and the Mt. Airy Development Corporation.

RAILROAD STATIONS SHORN, READY FOR ADOPTION

Over $500 has been contributed to the Railroad Station Clean-up Fund already and the work began at all three stations as soon as the rains ended. It will be completed soon.

The Committee is now looking for several people or a garden club to adopt a station and make long range garden plans for it and do some permanent planting. If you are willing, or would be if there several people to work together on it, call John Keller, chairman, at CH 8-2569.

HOUSES AND GARDENS BEING SELECTED FOR FALL TOUR

Mrs. Eleanor Wichterman, committee chairman, and Martha Barry, have been visiting houses and gardens to select those for the fall house and garden tour. Sunday, October 2 has been chosen as the date for the tour. A variety of homes, both large and small, will be included.

TUTORIAL VOLUNTEERS NUMBER 12 SO FAR

Twleve WMANers have volunteered to tutor local school children in a joint tutorial project with the Unitarian Church of Germantown. More are needed. Each tutor will be trained in the techniques and attitudes needed to help children overcome their learning problems, and will work with one or two children children at a time. If you are interested, call Mrs. Steele at CH 2-1196 and leave your name.

WMAN ADDS 22 NEW MEMBERSHIPS

Twenty-six families joined WMAN during the months of April and May, and four dropped out. Four of the new memberships came from a canvas of a section of Pelham Road by Mrs. William Sullivan. Mrs. Sullivan also manned the WMAN booth at the Henry School Fair on Saturday, June 4, where several more people joined. WMAN thanks the Henry School Home and School Association for inviting us to the fair.

LETTER ON ZONING SENT TO BELLIS

A letter opposing a recently introduced bill (No. 1798) which would allow contractor's yards in shopping districts was sent to Councilman Isadore Bellis on May 10 by President Lou Levy.

In the letter, Levy said, "The presence of such yards in commercial areas would actually discourage people from going to such areas in the city to shop. This inevitably aids the decline of commercial centers in the city..... Rather than permitting the passage of such a bill, City Council should comb through the classification of permitted uses in commercial districts and remove therefrom or prohibit on ground floor level any uses which do not add to the attractiveness of the area as a shopping district."

A letter was also sent to the attorneys for Cliveden Hall, reminding them of their agreement to plant shrubbery along the edge of their parking lot. The reply was favorable.

WMAN OFFICE WILL BE BACK TO NORMAL SOON

For the last month an answering service has been handling calls to WMAN for Mrs. Steele, who undertook a substitute teaching job for a sick friend. As soon as school ends, the office will function again as usual.

A new A.B.Dick electric mimeograph has been purchased by the Board. WMAN had been using the machine at Summit Church for a number of years, but it finally collapsed. Our sincere thanks to Summit for its important contribution to our activities.

IS "AGRICULTURAL TRASH" YOUR PROBLEM?

WMAN's City Services Committee will be studying a bill now being drafted by the City Solicitor's Office on the disposal of grass clippings, leaves and weeds, known as "agricultural trash" at City Hall.

The problem is that it is against the law to burn the trash and it is difficult to get the city to pick it up with their regular trash collections.

The city's ordinance on the planting of trees was revised recently Our City Services Committee is studying the new bill and may form a subcommittee on trees, which add to the value of a house and the desirability of a neighborhood.

CITY SERVICES RENDERED

600 block Carpenter Lane:	Clean Sweep secured
Unit block Carpenter Lane:	Abandoned car removed
Cresheim Road above Allens Lane:	Kitchen range removed and anti litter sign installed; police patrol requested
6600 Germantown Avenue:	Use of building as public rental hall being investigated by WMAN Zoning Com.
Germantown Avenue at Mt. Airy Avenue:	Illegal parking around State Store call to attention of Police; situation improved.
6600 block McCallum Street:	Clean Sweep secured
Germantown Avenue at Phil-Ellena Street:	L&I inspection of candy store requested; Litter basket installed in front of store
unit block Pelham Road:	Abandoned car removed
Quincy Street and Westview:	L&I inspection requested of problem property (name withheld)
Quincy Street and Pelham Road:	Overflow of water reported; crew sent immediately.
Three gas stations at Lincoln Drive and Mt. Pleasant:	L&I inspection made and all three ordered to clean behind properties. City will do job and bill owners if not done by stations.

MAY/JUNE 1966
VOLUME 1/NUMBER 4

community planning division

NEWSLETTER

ALABAMA STATE PLANNING AND INDUSTRIAL DEVELOPMENT BOARD

5th floor / state office building / montgomery, alabama.

this issue:

State Money for Planning 1
Federal Aid Requirements 2
Dear Planner 3
County Zoning 4

State Money for Planning, Or What $350,000 Can Do For Your Community

THE DIVISION OF COMMUNITY PLANNING

If the State Legislature approves $350,000 for planning, here's what it will do for your community

- Take **You** Off the Waiting List

At least 35 Alabama communities are on a waiting list right now. The Division doesn't have enough planners (or enough funds) to help you.

- Get **You** a Planning Program

$350,000 can mean planning this year instead of next year or the year after. With $350,000 the Division can hire the planners to assist **your** community.

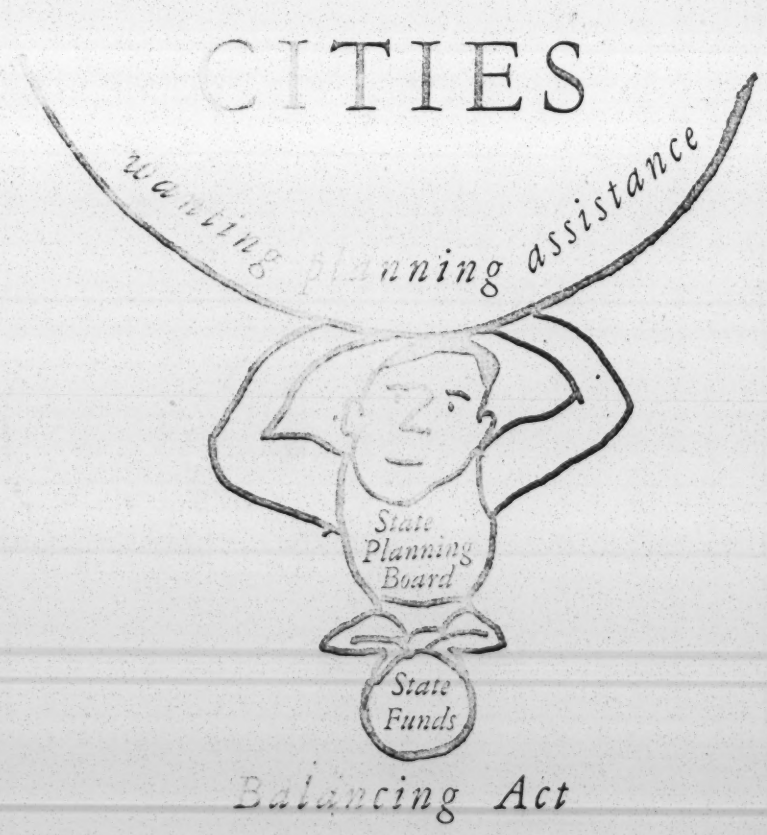
- Make **You** Eligible for Federal Aids

Your community can get in on at least 24 Federal Programs, programs that require you to have comprehensive planning. Your community alone can bring back $350,000 to Alabama in Federal funds—if you have a planning program.

- Give **You** the Most for **Your** Tax Dollar

Why let other communities get planning and Federal programs while you have to wait?

Ask your Senator and your Representative to approve $350,000 for planning as soon as they can. It could mean $350,000 in Federal funds to **your** community.



YOU'LL WANT TO KNOW . . .

Federal Aid Planning Requirements for communities under 50,000

You don't have to have comprehensive planning so far for:

- 1 • Grants for Neighborhood Facilities
- 2 • Public Facility Loans
- 3 • Grants for Advance Acquisition of Land
- 4 • Urban Planning Assistance Program

1. Comprehensive community planning for:

- 7 • Advances for Public Works Planning
- 8 • Some programs of the Farmers Home Administration
- • All Federal programs requiring the Workable Program

You must have:

Land use plan
Thoroughfare plan
Community facilities plan and Public Improvements program

2. Workable Program for:

- 9 • Public Housing
- 10 • Urban Renewal
- 5 • FHA Rental Housing for Low and Moderate Income Families
- 6 • FHA Mortgage Insurance

You must have:

1. Codes and ordinances
2. Comprehensive community plan
3. Neighborhood analyses
4. Administrative organization
5. Financing
6. Housing for displaced families
7. Citizen participation

3. Areawide planning for:

- 11 • Urban Mass Transportation Grants
- 12 • Open Space Land and Urban Beautification Grants
- 13 • Grants for Basic Sewer and Water Facilities

You must have:

14 Comprehensive planning for the "urban region": a group of communities (no single community [illegible] common problems

community NEWSLETTER
[illegible] PLANNING AND INDUSTRIAL DEVELOPMENT BOARD

Leonard C. Beard, Director
Walter E. Todd, Assistant Director

Edward D. Baker, Administrator
Community Planning Division

Susan Bresler, Editor

WATCH FOR

the second

Community Planning Workshop

this fall

in

North Alabama

DEAR PLANNER:

My community is trying to get a planning program going. But we've had unexpected delays on our application for Federal funds. And now people seem to be losing interest in planning.

How can we tell people in the community about planning and get their support? What are some things the planning commission can do?

A concerned citizen.

Dear Concerned:

First, does your planning commission hold **regular** meetings? The law requires meetings only once a month; but twice a month is better; and once a week, best of all.

Second, do you have a **program** for each meeting? The Huntsville Planning Commission meets every week, with two meetings a month for zoning and subdivisions and three meetings a month for planning.

Since your community won't have as much zoning and subdivisions to handle as Huntsville, you'll be able to use more meetings to win support for planning. Here's one way to do it:

In the meetings where you're not handling zoning and subdivisions, invite a community leader to speak to the planning commission. Suppose you have the leader of a business group. We'll call him Fred Baker.

Ask Fred to talk about what his business group feels the community needs. Say his group wants more offstreet parking downtown. There's your chance to tell Fred how a zoning ordinance can require storeowners to provide the offstreet parking he's talking about.

Fred can go back to his business group and tell them about the zoning ordinance. He can pass out the literature you slipped in his pocket during the meeting. He can invite the planning commissioners to come and speak before the businessmen. And by talking to his group, Fred can help you win support for planning.

Getting community leaders to talk about planning is one way to win support for planning. Another way is for planning commissioners to work on individual projects.

For example, a planning commissioner could make a study of offstreet parking requirements. And while he's at it, the planning commissioner can ask Fred Baker and some of his business group to help.

You won't be able to invite all your community leaders to speak to the planning commission. But you can invite them to help with individual projects or serve on committees.

Say your community wants to acquire some land for recreation. One or more planning commissioners, together with the community leaders you ask to help you, can find out what state and federal agencies can help you acquire the land.

And to reach the people you couldn't inform through your community leaders, do like the successful businessmen, clergymen, civic clubs, and politicians do: **advertise.** Radio and TV programs, literature in public places, films, newspaper articles, talks to civic groups, and contests for high school students—these are tested ways of selling products, people, and planning in your community.

When you write to "Dear Planner," address your letter to the:

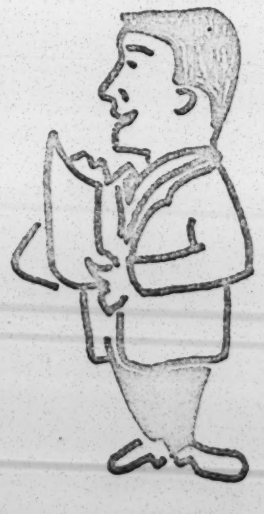
Newsletter Editor
Community Planning Division

Our thanks to the many planners working in Alabama for your help in writing this column.

This is a Planner.

He is also a Speaker.

At your request, the Community Planning Division will send him to speak to your community.



A LOOK TO THE FUTURE

County Zoning - How Will You Administer It?

fallacy:

You have to zone the whole county at once.

fact:

You can divide up the county and zone any part of it at a time; you don't ever have to zone the whole county if you don't want to.

fallacy:

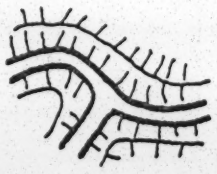
When you zone, you tell a man what materials to build his barn with.

fact:

A zoning ordinance is not a building code; you can tell a man not to put a barn next to a grocery store, but you can't tell him what materials to build the barn out of.

fallacy:

Zoning tells you what lot width, street paving, curbs and gutters, sewers and utilities you must have.



fact:

Nope. You're thinking of subdivision regulations.

Zoning regulates the "kind, character, and **use** of structures and improvements," by business, industrial, residential, and other zones.

COMMUNITY PLANNING DIVISION
ALABAMA STATE PLANNING AND
INDUSTRIAL DEVELOPMENT BOARD
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Montgomery, Alabama 36104

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MARGERY T. WARE
EXECUTIVE DIRECTOR

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JULY, 1966 Vol. 8, No. 7
Editors: Marthe Rosenthal (363-5251) Fred Brown (723-3320) Production: Virginia Kent

COME ONE ! COME ALL !

NEIGHBORS, INC. ANNUAL PICNIC
SUNDAY, JULY 24, 2-6 p.m.
Takoma Recreation Center
4th and Van Buren Streets, NW

BRING YOUR OWN GRILL
BARBEQUE AND PICNIC

POOL IS OPEN
SOFTBALL

BOARD NAMES NEW COMMITTEE CHAIRMEN

The Board of Directors approved the nominations by President Charles Rodgers of nine new chairmen of NI standing committees. They were: Neighborhood Services, Franklin Warner; Finance; Ben Mintz; Real Estate, Warren Kornberg; Personnel, Paul Berger; Recreation, Wesley Copeland; Neighborhood Planning, Chester Relyea; Social Services, Clarice Rioux; Legislative, Michael Gottesman; and Transportation, William Peer. Thelma Lee was named Membership Committee Chairman at the July Board meeting.

Also at the July meeting, the Board accepted the resignation of Wesley Copeland as Recreation Chairman, with regret. Mr. Copeland will be devoting his time to earning a doctorate in chemistry at George Washington University.

The Board elected three of its members to serve on the NI Nominating Committee this year. They are: Carolyn Jackson, Warren Kornberg and John Thurber.

Three additional appointments to the Board still have to be made. The Recreation, Education and Publicity Committee Chairmen have not as yet been appointed.

ANNUAL ART AND BOOK FESTIVAL: A SUCCESS

The Fourth Annual Art and Book Festival, held June 18-21 at Coolidge High School was a huge success. Throngs of people attended the four-day affair, which netted NI a total of approximately $5,000, by an early estimate.

Arts, crafts and non-professional art sales totalled $6,200. $3,100 worth of books were sold, and refreshments, including the Bake Sale, accounted for $938. These gross sales figures compare very favorably with last year's totals of $4,900, $2,500, and $350 for the same categories. Gross sales totaled over $10,000. Gross sales receipts are substantially higher than net sales totals, because many of the items at the Festival are sold on a commission basis.

Many thanks go to all the NI members who made this Art and Book Festival the Best Ever!

MRS. WARE, EXECUTIVE DIRECTOR, RESIGNS

In a letter to the NI Board of Directors, Mrs. Margery T. Ware, Executive Director of NI, submitted her resignation, to be effective August 7. The Board accepted the resignation with regret. In her letter, Mrs. Ware said, "I wish to resign for personal reasons. It has been a wonderful experience to have been joined with NI members in helping to demonstrate democracy at a time when the world needed it so sorely. I wish NI continued success."

Mrs. Ware has been executive director of Neighbors for over seven years, and has worked untiringly on behalf of the organization during that time. She came to NI after seven years with the Washington Urban League where she was Community Organization Secretary and at one time Acting Executive Director.

During her stay at NI, Mrs. Ware has been responsible for obtaining grants totalling almost $90,000 for the organization. This month, she was instrumental in obtaining a $1,000 grant from the Public Welfare Fund, a private foundation which last year awarded NI a $4,000 grant. Mrs. Ware has no plans at present.

Naomi and Marvin Caplan will have an informal get-together for Mrs. Ware so her friends will have an opportunity to say farewell. The party will be held at the Caplan's, 1210 Geranium Street, N.W. on Saturday, July 30 from 8:30-10 p.m. Please call Naomi if you wish to help plan the party, TA 9-0298 (eve.).

PLAYGROUND LIGHTING DRIVE

A solicitation drive in the NI area to light three of the area's playgrounds this summer has been initiated by NI. The drive is part of the city-wide program urged by Vice President Hubert Humphrey, and the NI area goal is $1500. The three playgrounds in our area are: Takoma, Fort Stevens, and Rudolph-Emory. If you have not been contacted by your block representative, contributions may be sent to the NI office.

rec'd 7/18/66

OFFICIAL BUSINESS

The NI Board of Directors, at its June meeting at Holy Comforter Church, heard a report from William Peer, Transportation committee chairman, that NI representatives met with elected officials of Takoma Park, Maryland, to explore the possibilities of a common plan for development of a rapid transit station near the intersection of 4th and Cedar Streets.

The Takoma Park Council has considered securing a city planning consultant to draw up plans for the station and surrounding area and invited NI to participate in the planning. (At a meeting on July 6, the Neighborhood Planning Committee, chaired by Chet Relyea, was asked to try to get the National Capital Planning Commission to recommend to the District Commissioners that they back Takoma Park's request to the Metropolitan Washington Council of Government for help in securing a planner.) A motion was approved directing the Planning Committee to continue its negotiations with Takoma Park officials on the subject.

Clarice Rioux, Chairman of the Social Services Committee, and outgoing chairman Raquel Frankel, reported on a proposal to train volunteer teams of adults to serve as friends and advisors to young people involved in court cases, either as plaintiffs or defendants. They said the Social Services Committee has been in contact with other organizations that might be interested. The proposal is part of a comprehensive plan in the social and mental health areas the committee has been exploring with Howard University. After extended discussion, the Board approved a motion directing the committee to explore and develop the program through the exploratory and organizational stages on condition that it keep the Board informed of developments.

A motion was approved that NI supported the Welfare Alliance Protest March June 30 for in Washington, in support of increases/welfare recipients. NI posters were carried in the parade.

The Board also approved a recommendation of the Real Estate committee that NI contribute $50.00 to the Metropolitan Washington Housing Program of the American Friends Service Committee to be used in Negro buyer encouragement projects. Mrs. Carol Rende was designated NI representative to this subcommittee of AFSC.

Mrs. Hilda James reported that the net profit from the Isaac Stern Benefit Concert was $3,438.39.

Bill Peer reported that some residents in the Lamond area have requested NI assistance in obtaining better police surveillance of the area's Recreation Center.

SEE YOU AT THE

NI PICNIC - JULY 24
YES?

BOARD HOLDS ALL-DAY SEMINAR

An all-day seminar for outgoing and incoming members of the NI Board of Directors was held Saturday, June 25, at the home of Ruth and Ed Cogen. The purpose of the seminar was to review NI's current situation and to set guidelines for the scope and nature of the program for the next year.

NI President Charles Rodgers presided over the morning session, which was largely taken up with a discussion of how the Board could facilitate the conduct of its business at meetings. Mr. Rodgers requested that committee chairmen submit to the NI office a brief outline of their activities a week before each Board meeting. The outlines are to include a schedule of committee meetings so that any Board member wishing may attend any meeting in which he or she happens to be interested.

The second session, a discussion of the relationship of the committees to the Board and to each other, was presided over by Ed Cogen, Vice-president. In the course of this discussion, each of the chairmen gave a brief resume of his committee's work and plans for the future.

The third session, presided over by Paul Berger, chairman of the Personnel Committee, discussed NI staffing requirements. This portion of the seminar was in executive session.

The final topic of the day's program, finance, was postponed until later. Thanks go to Ruth Cogen, who supervised the lunch and refreshments.

NI RECEIVES VIP LETTERS

In a letter addressed to Marge Brockman, chairman of the Fourth Annual Art and Book Festival, Mrs. Dean Rusk wrote:

"Thank you all and all the workers of the Art and Book Festival for your invitation to join you the other night. Mrs. Barber and I enjoyed ourselves, not only among the art work but visiting with the residents of the area. As always, I do come away with a lift of the spirit.

"We hope the Festival has been rewarding for all concerned.

"With sincere regards,

Virginia Rusk"

Mrs. Ware, executive director, recently received a letter from former NI President Bob Good, who is now Ambassador to Zambia. The letter reads, "Though we never have time to give much evidence of it, we think of you-all at Neighbors Inc. very often indeed. It was wonderful to see so many friends, however briefly. The work here continues challenging, and, we think, important. Affectionate best wished to all."

Bob and Nancy

A check to NI in the amount of $100.00 was enclosed with Ambassador Good's letter.

FROM THE EXECUTIVE DIRECTOR'S DESK

After seven and one half years, I have submitted my resignation as executive director of Neighbors, Inc. I leave with regret as I am devoted to the people and the organization and what it has achieved.

As I leave, the controversial discussion over the present purposes and how the organization is to function continues, but fundamental issues have not been resolved, and basic problems, therefore, remain unanswered. My commitment to NI impells me to leave with you several observations based on my professional experience.

First, the division in the Board over what NI's role should be is real. It would be a great disservice to the organization for Board members to delude themselves that it can be glossed over. The controversy must be resolved. The statement of purpose must represent the goals of NI, because the nature and scope of the program flow naturally from the purpose. Staffing requirements in turn stem from the program.

Second, it is imperative that procedures be adopted by which these decisions about purpose, program and staff can be made. If given the assistance of other Board members (serving on sub-committees under the chairmanship of Committee members) and provided with the services of professional consultants*, the Program and Planning Committee established under the new by-laws could perform this function.

It seems to me that three important tasks lie before the Planning Committee. They are:

1. Review the purpose of the organization
2. Determine what the nature and scope of the program is
3. Define committee assignments clearly

Recommendations should have the full and urgent attention of the Board until decisions are made, methods of implementation determined, and procedures and deadlines instituted to see that the decisions are put into effect without delay. Planning Committee recommendations should also go to the Personnel Committee.

If this is accomplished, much will have been done to avoid indecision, bad compromises, conflicts between committees, deterioration of committee function and a breakdown in the policy-making role of the Board of Directors.

Third, the Board as a whole must take a real leadership role if NI is to have a leadership role in the community. Individuals of good will must be resolute rather than

(cont. in col. 2)

passive. It is indispensable, above all, that each and every Board member take a vital and active concern for the good and welfare of Neighbors, Inc.

I hope that will be a growing respect for, and a deepening sense of the worth of, each individual member of the Board, and a growing devotion to goodwill and healthy interpersonal relations.

I am grateful to all who have been of assistance to me personally and to those who have contributed so much to the organization itself.

Best wishes for your future.

Sincerely,

(Mrs.) Margery T. Ware
Executive Director

*"Pursuant to the March 1st memo received by the Executive Committee from the executive director titled "The Choice Before Neighbors," Elma Denham moved that an ad hoc committee be established (consisting of community organization people) to investigate how an analytical study of Neighbors, Inc. can be undertaken, further that a progress report of such a committee is to be presented at the June meeting. This motion was supported and passed. Such professional analysis is deemed important and imperative by members of the Executive Committee."

--Minutes, Exec. Com., 4/26/66

LETTERS TO THE EDITOR

Gentlemen:

The recent controversy over the immediate goals of Neighbors, Incorporated, and the means for fulfilling them, appears to have aroused much interest and some controversy within the organization. There does appear to be sub-stantial agreement that the long-range goal is to maintain a racially balanced community. Since there is agreement on the fundamental issue, the organization should be flexible enough to accomodate different points of view on how to fulfill our primary purpose.

The organizational structure could be modified to accomodate persons who want to concentrate their energies on problems that lie within the geographical boundaries of Neighbors and also persons who want to work on problems that transcend the local boundaries. A dual committee system, with perhaps a vice-president heading each system could be established: one set of committees would be concerned with primarily local problems, and the other would be concerned primarily with problems and issues that are not limited to this geographical area. Both sets of committees would be represented on the Board of Directors which would still be concerned with the over-all direction of the organization.

The dual structure would provide an organized means for individuals to express their interest, and to remain active in Neighbors, Incorporated. For example, one source of disagreement is over the proper role of NI with regard to open occupancy housing. There certainly exists a need to keep abreast of housing in the area, and a committee could continue to work on sales and rentals in the neighborhood. Another committee could be established to work on housing problems outside the boundaries.

The interest of the individuals willing to serve should be taken into consideration in the determination of the exact composition of the committees.

A danger of a dual structure is that resources of the organization may be spread too thin, and the effectiveness of coping with any problem would be reduced. The system would permit diverse interests to be expressed

(cont. on p. 4, col. 1)

LETTERS TO THE EDITOR (cont'd.)

through the Organization, and the pool of willing workers may be enlarged. With the dual system, the Organization can be made flexible enough to accomodate various points of view, and the energies could be spent on tackling the real issues and problems.

Sincerely yours,

Milton Maier

Dear Editor:

After 18 months in NI's area, I've read with intense interest the letters in the last few issues of Neighbors INK dealing with NI's role.

If the subject is not totally exhausted, I'd like to add to the discussion this assertation: in a descending order of importance, I think NI's priorities ought to sound something like this: First, NI's basic purpose is establishment and maintenance of an integrated residential and business community. Our first concern is with whatever directly affects integrated living here.

This would include, obviously, real estate operations in the NI area, great emphasis on settling these people happily, and considerable emphasis on anything we here can do to encourage fair-housing practices in other areas-- the District west of the Park, for example, and the suburbs--so that NI's area is not simply a hole in the dike thru which can pour the otherwise damned-up demand for decent housing for Negroes.

Second, we must be concerned with local issues which excite from time to time the population of our area, such as school district boundary changes, locating of a proposed freeway, and the like.

Third, I think we must be concerned with the permanent factors which affect the quality of life in any neighborhood because the quality of life which can be enjoyed here is what we are selling. So we should be deeply involved in whatever affects our local schools, zoning, law enforcement, recreation facilities which are-- or are not--found here, and so forth.

Fourth, we have a logical concern with city-wide issues which affect the quality of life throughout the city, including our own area: school budget and District budget, lack of public higher education in the District, District freeway patterns as a whole, rapid transit, police and fire departments, teachers' salaries and--yes--teachers' union if, as I believe, teachers affect the quality of education in District schools. Here also would belong subjects like city planning and urban renewal, public health water and air pollution, safety, welfare, public housing. Decisions made in these areas will inevitably affect the lives of District residents, including NI members.

Fifth, I would place the larger issues which can impinge upon our lives, especially proposes legislation, in fields like civil rights, equal opportunities, poverty programs, civil liberties, problems of the very young and the very old. You might call this category of concerns the "good and welfare" category.

Sixth, I would place what I call "discussion group topics", Viet Nam policy, United Nations, Africa, Southern voting drives, how to raise children or grow tulips successfully. These interest many of us; there is nothing wrong in letting interest groups develop within NI so long as we all clearly understand that NI's primary and secondary concerns--creating a successful integrated community and the local and larger issues which directly affect our chances for success--come first in our plans.

Perhaps I am out of order now, but I would like to add a note about residents who choose to move out of NI's area or stay but remove their children from public schools. Certain basic disadvantages impair the quality of life anywhere in the District. We who choose to live here for the advantages do so in spite of those disadvantages but we cannot ignore them. We cannot vote. Our city cannot enlarge itself by annexing unincorporated villages or other municipalities and many pressures which develop here somehow must simply be contained. We have no junior college or public university. We have a school system which inevitably reflects these problems, as well as some other problems which the system itself has created: the track system and the Amidon philosophy are two examples. Along with many public schools, District schools seem to emphasize "changing children to adapt them to school needs, demands, and abilities". I would like a school system which adapts itself to the needs, demands, and abilities of children. I am tired of schools which reward conformity--I want schools which regard production, accomplishment, creativity and intellectual excitement. I want schools which reflect to at least some degree--what has been discovered about how we human beings learn, what motivates us, which classroom conditions promote learning and which discourage it, and indeed what kind of learning leads to a satisfying life. In the Spring 1966 issue of American Child, S. M. Miller says, "many schools are more interested in seeing that the children who enter their classrooms are easier to handle rather than more effectively taught". Exactly. And I am sick and tired of such schools, regardless of the color of the student body.

I say this knowing very well that the two public schools in which my children are enrolled--Takoma Elementary and Paul Junior High--are among the very best in the District each has an imaginative, conscientious principal who has developed a fine faculty. But the basic inadequacies--both economic and philosophic--of District schools and the basic disadvantages of living in the District do remain, and NI must accept them as a given part of the problem.

Some of us may move to Maryland one of these days just to vote, or to send our children to the state university and not because we do not like the wonderful neighborhood and beautiful surroundings we have enjoyed here.

Sincerely,

Stina Santiestevan

BLUE RIBBON SCHOOL PLAN BACKED

A comprehensive draft of a plan for schools in the NI area was presented by representatives of the NI Education committee and the University of Maryland at a special meeting June 23 at Paul Junior High School. The seventy-five people in attendance included two secondary school principals, and representatives of PTA groups from Coolidge, Rabaut, Paul, Brightwood, Shepherd, Takoma and Whittier schools.

The audience overwhelmingly supported further exploration of the plan, which is being revised in light of suggestions made. Another open meeting will be called as soon as the revision is completed.

The NI Board gave its approval to the plan at the Board Seminar in June.

Marvin Caplan, who heads the sub-committee working on the plan, said efforts are being made to get some phases of the plan into operation within the coming school term.

POOL AND RECREATION NOTES

The following is a schedule for swimming at Takoma Pool:

Category	Days	Hours
all ages	Sat., Sun	10:30-5:30
all ages	M/W/F	6p.m.-8:15
adults only	T/Th	6p.m.-8:15
children's lessons	weekdays	9a.m-12
ages 6-11	weekdays	1:p.m.-2:15
ages 12-14	weekdays	2:45-4:15
ages 15-18	weekdays	4:30-5:30

Small children must be accompanied by adults; on weekday mornings, small children accompanied by their parents may use the wading pool after 10 a.m. If in doubt about whether or not you may use the pool at any given time, call pool manager Mr. Barski, at RA- 36281.

A course in life-saving, under a qualified instructor will be offered at Takoma Pool the end of July if ten or more interested adults will let Mr. Barski know of their desire for the course.

Shepherd Park Sun Dial will continue through August 19; last two week session starts August 8. The program accepts children between the ages of 3-6. For further information call Mrs. Helen Pagliano at the Recreation Center. The Shepherd Garden Club meets Monday mornings at 10 a.m., and is open to children over seven. The Regional Jacks Tournament will be held at Shepherd on July 7 at 2 p.m. There is a daily arts and crafts program at the center from 2-4 p.m. for children of all ages.

Fifteen girls in a Teenage Leadership Program under the supervision of Amy Cipes, have been inducted as full members in the city-wide Teenage Leadership Program.

The Manor Park Club, an organization for boys 10-14 needs donations for equipment for the boys. They may be sent to Mr. William McCormick, 6301 16th Street, N.W.

FAIR HOUSING NOTES FROM ALL OVER

The Summit Apartments in Rockville has adopted and put into effect an open-occupancy policy in rentals. The development has 235 units.

The Prince Georges County Democratic Steering Committee has adopted a platform urging fair housing legislation for that County.

The infamous Proposition 14, a referendum backed by the California Real Estate Association which prohibited the state from interferring with the right of anyone wishing to sell, rent or lease his property, or to decline to do so, "as he (the seller) in his absolute discretion chooses", was declared unaconstitutional by the California Supreme Court.

Fourteen Washington neighborhoods, the NI area among them, will be part of a nationwide, three year study of what happens when a residential area becomes integrated. The study will begin this fall, and the study is being done by the National Opinion Research Center, an affiliate of the University of Chicago.

A Washington apartment house owner and the resident manager of the building were fined $300.00 each for violating the city's fair housing code by refusing to rent to a Negro. The case was the first to be handled under the Corporation Counsel's new policy to seek convictions and fines in the Court of General Sessions, rather than having such matters conciliated by the Human Relations Council. Those fined were: Lawrence Lenkin, owner of the Parkhill Apartments, and Grace O'Dell, the manager.

Many people have noticed the new storefront office of Northwest Washington Fair Housing Association, at 5804 Georgia Avenue. Mrs. Doris Ingram has been employed as the part-time executive secretary of the organization. Office phone is: 723-4166.

The Southeast Neighbors have selected the Reverend Charles E. Walden as executive secretary of their group, which is concerned with community problems in southeast Washington.

THANKS TO NORTHGATE JAYCEES

Mrs. Marge Brockman, chairman of the Art and Book Festival, expressed our thanks to the Northgate Jaycees for their help to NI during the Festival. The letter reads, "I want to thank you for your contribution to the success of our Art and Book Festival. With our limited resources we would have been hard put to set up and dismantle the show without your help. ...please accept my warmest personal thanks."

MOST RECENT CENSUS TRACT FIGURES

Census tract figures, based on the Community Renewal Program's 1964 data show the residential population for our census tracts are : Shepherd Park, 7.5% non-white; Takoma, 36.2% non-white; Brightwood, 7.8% non-white, and Manor Park, 64.9% non-white.

NI CHANGE OF ADDRESS - When you visit or write NI, don't forget and go to the old address. The new office is Room 4, 6400 GEORGIA AVENUE, N. W. (20012).

B A L T I M O R E N E I G H B O R H O O D S, I N C.

RESEARCH ADVISORY COMMITTEE

METROPOLITAN BALTIMORE NEGRO HOUSING DEMAND, 1966-1970

The Research Advisory Committee of Baltimore Neighborhoods, Inc. estimates that for the five year period, 1966 through 1970, the Negro housing market will require an average of 4,000 additional units per year, or approximately 20,000 houses or apartments over the five-year period, which are not now occupied by Negroes. This estimate is based on figures made available by the Baltimore Urban Renewal and Housing Agency in connection with its Community Renewal Program, and it is consistent with estimates from the same source regarding racial change in Baltimore City since 1960.

Most of the new demand comes from new Negro household formation, but demolitions resulting from highway construction and renewal programs are also a significant factor. Some of the demand, too, is expected to arise from increased vacancy of sub-standard housing. Migration, on the other hand, is not expected to be a factor in Negro housing demand because in recent years there has been no net in-migration of non-whites into the Baltimore Metropolitan area, and no change in this pattern is anticipated in the next five years.

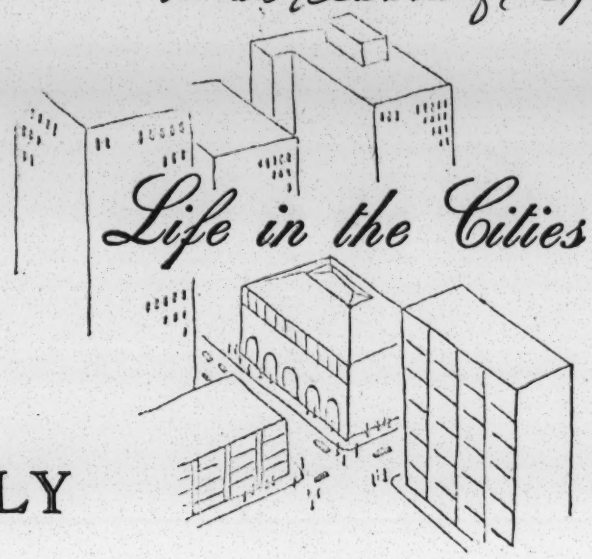
As in the past, most of the additional Negro housing demand will be met by change from white to Negro occupancy of existing units. However, the research group noted that in the past two or three years an increasing portion of the middle-income Negro housing demand is being met by new private construction which had previously been practically unavailable for Negro occupancy. In the current year, for instance, new households, compared with virtually none in 1962.

Few new

Some of the demand will also be filled by conversion of existing structures to provide more dwelling units. No estimate is made of the portion of demand which may be filled by public housing nor the portion of total Negro occupancy which may reach the metropolitan counties, since these events are influenced by public policy not susceptible of economic forecasting.

In any case, the majority of this demand will have to be met either by extenstion of Negro occupancy in racially changing areas or by a greater availability of housing to this market in areas beyond the limits of Baltimore City and within other neighborhoods not presently occupied by nonwhites.

Urban Planning Project



THE LAST WHITE FAMILY ON THE BLOCK

BY MARVIN CAPLAN

MARVIN CAPLAN *is a reporter for the Washington bureau of Fairchild Publications and covers Capitol Hill. He is also president of Neighbors, Inc., a recently formed organization of white and Negro residents in his section of Washington, which is working to improve relationships among the people and to preserve, if possible, the integrated character of the area.*

ON HOW many white and how many Negro skins does integration depend?

J. Lindsay Almond, governor of Virginia, believes the presence of a single Negro child in a student body of a thousand is unconscionable mixing. Until the courts stopped him, he shut down any school threatened with racial blemish.

Morris Milgram, the Philadelphia builder who specializes in integrated suburban developments, set a quota in his first project of 55 per cent white and 45 per cent Negro. In subsequent ones, the proportion has varied, but he has kept them about two thirds white.

"Percentages, percentages," says my wife. "It's all a matter of percentages." She thinks Governor Almond is absurd. But she looks with favor upon Mr. Milgram.

The neighborhood we live in was a white one for about thirty years. Five years ago, Negro families began moving in and soon occupied about half the houses. Perhaps by now the percentage has shifted in their favor. That's too many, says my wife. She says it with a heavy sense of confusion. For she wants integration. She welcomed the U.S. Supreme Court school decisions. With a feeling of pride and rightness we saw our oldest child go off to a recently integrated elementary school. But the first year that she went, the school was 56 per cent white. Last year it was 70 per cent Negro. This year it is about 85 per cent.

When the Negro families first appeared, many white families fled into the surrounding suburbs. We came here three years ago, attracted by the roominess of an old house, after the first panic had subsided. White families are still moving out, but at a slower rate, circumspectly, as if their moving now is a betrayal of those old neighbors who still remain. The PTA loses three white board members during the school term. The publicity chairman resigns (shamefaced) from the Citizens Association. Membership drops in the white churches. Percentages shift.

"If only a white family would move in," an old resident cries, as a marooned person cries for the sight of a sail. "I have nothing against the Negro. Some of the families moving in are lovely. But if only a white family would move in!"

Like most good middle-class city neighborhoods, ours has a serene, substantial look. The houses, one family, with large porches for the most part, stand back upon well-tended lawns. Old trees shade the yards and sidewalks.

The advent of Negro families has made little change in the physical appearance of our streets. Houses are still painted regularly. Grass is cut. The pavements are swept, the gardens cherished. The streets are empty in the summer. An occasional child, no matter what his color, will look well cared for. And if he is Negro, he is almost certain to be particularly well dressed and neat.

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From Philadelphia about Washington, D.C.

Even our next-door neighbor, a stanchly Southern widow of seventy-five who has lived most of her adult life here and can recall when the high school across the street was vernal wilderness where you picked huckleberries in the summertime and went ice skating on the creek in the winter; even she concedes that the four Negro families on our block are not objectionable. She hated to see them move in. "But," she says, with a strange pride, "*our* Negroes are different."

Then what is it that we fear? Why does the heart of almost every white person drop when a For Sale sign goes up? Speak to an old-timer in our block, or down the street, where the change has been more rapid, and almost invariably, except for an occasional complaint about the increase in children's noises, since most of the newcomers have young families, you will hear stories of how industrious and considerate our new neighbors are, what good care they take of their homes.

Yet each small disturbance is magnified in the wide eyes of fear. A new neighbor has a noisy party, cars drive up late at night, people appear on the street talking loudly or laughing, or two boys, or two gangs, one white and one Negro, get into a fight, and rumor runs through the neighborhood like fire. That's what we fear! Negro turbulence. Where is it? Next door? It is seldom next door. But it's down the street, next to old Mrs. Grandy, who lives there all alone, poor soul. Or it may not even be in our neighborhood. It may be blocks away in a poorer one. It doesn't matter. Each loud or violent incident is premonition. *Our* Negroes are different. But who knows who will follow them?

Sometimes, like a thunderbolt, the violence does strike next door, or near enough to frighten us. Four doors away, an elderly white widow is raped by a Negro burglar. It does not quiet my neighbors to read of a white suburban burglar who perpetrated the same crime upon his victim.

Live for the moment, I tell my wife. The trick is to learn to live with the Negro family next door to you (as yet, there is none). You simply cannot keep your reason if you try to live next door to every Negro in the neighborhood and next to everyone that may move in throughout the years we live here. It is good advice, but neither of us can quite accept it.

THERE are two things, among others, that we white families fear: overcrowding — two or three families, evacuees, as a rule, from the city's redevelopment projects, friends, cousins, sisters, aunts, pooling their meager salaries in order to move into a modest one-family house; and profanity and violence on our quiet streets.

Yet a friend of ours, in a section of the city whose complexion is still unchanged, tells us with composure that in the big old houses on her block retired white couples have begun, illegally, to take in boarders. But they are all one color there, and no one reports them or moves away because of the proliferation of unlicensed rooming houses.

Another friend, who lives in a fashionable suburb, tells us with helpless amusement of the old bachelor who bought the house next door to hers and installed his mistress. Nothing stirs in there till after sundown. Then there are quarrels, curses, screaming all night long. But he is a well-known roué, scion of an old Virginia family, whose pranks have furnished the neighborhood with gossip for many years. My friend tells the story as a dinner joke, perhaps even with a touch of pride at having a local celebrity for her neighbor. She does not plan to move.

In our city it has become fashionable to live in the mid-city slums. Young professional couples, often with a child or two, buy a tiny cramped row house in the oldest section of town and proceed to remodel at great expense. They furnish it with the skimpy, compact furniture that is one of the triumphs of contemporary living, scatter a pound of grass seed on the tiny plots out front and back, and settle down contentedly across the street from the still unregenerate, stinking lairs of Negro drunkards, thieves, and prostitutes.

In our neighborhood the houses were built by generous hands. The rooms are generally lofty and well proportioned. We have porches and fireplaces. The kitchens are light and large enough to eat in. The yards are big and rarely without old trees. Yet it is a rare young white couple that will consider moving into one of these houses. And when a Negro moves in — usually a government worker, a pharmacist, or a teacher — consternation grips white families for blocks around and For Sale signs sprout on the front lawns.

If a strange man walked up to you on a public street and spit in your face and yelled, "I hate your guts!" you and everyone around would have a right to think he was insane. Yet white people do that to Negro families in my neighborhood every day and no one pays any attention to it.

Why? Surely you know why! Behind the appearance of middle-class respectability is the specter of Porgy and Bess, Catfish Row, and sex. Intermarriage is the abruptly blurted fear. We white people think it and voice it in our attempts to fathom the situation we are in. Beneath those clerky, neat exteriors the untamed African nature may still be lurking. Or it may not lurk at all.

We are caught either way. Either intermarriage is wrong because of racial traits and racial inferiority, or it is wrong — But there we stop, and reason evaporates in the air.

"It is all right for them to go to school together, but they should not play together," a teacher in my daughter's school says firmly.

"Why not?" asks my wife.

"Because then they'll grow up thinking there is no difference."

Well, noise and sex aside, aren't there other reasons for moving? Like calls out to like. "You know they would rather be with their own kind," a Jewish woman who is moving said to me. Graciously. Magnanimously. And what could I say to her? You shouldn't have to tell a Jew what is wrong with ghettos.

I'm Jewish, and sometimes I feel as if I'm standing on my head. We, the people of the Book, who have been oppressed by quotas, wish, if only there were quotas! We, the people who have been choked in restrictions, want to see movement into this neighborhood restricted. We who profess to hate hatred now find cause to hate.

Whose fault is it? Who is to blame for racially changing neighborhoods? The Negroes who precipitate the change? But they come because they desperately need houses and there are very few open to them, and it is our communal will to herd them into one neighborhood at a time rather than let them move freely wherever they please. The real estate dealers who find homes for them? Some of them try to scare us into selling our homes. But they say they only carry out our wish for homogeneous neighborhoods. They want to make money, and if white people allow rumor, panic, and causeless hatred to override their common sense, the dealers can't be held entirely responsible. The white families, then, that run without knowing their neighbor? But their animus was bred into them as children; they flee not out of prejudice alone but to escape the terrible tension of living with an unknown people. The city that does nothing? The school that does nothing? The church that does nothing? Blameless, blameless, we are all to blame.

Sometimes I wonder why any Negro wants to live among us. I asked a Negro neighbor, "Would Negroes be happier in an all-Negro neighborhood?" He thought they would, for he at least did not welcome the strain created by the presence of white people. But, he said, if there are no whites around, the police will begin to think of our neighborhood as a Negro district, the real estate brokers will think so, the teachers and the trash man. And gradually the experienced teachers will ask for transfers. The policemen will appear more rarely. The broken street lamp will go unrepaired. The gutters will be unswept. And the awful stench of the slum ghetto that the Negroes are trying to escape will begin to haunt our streets. And even if, physically, nothing in our neighborhood should change except the complexions of the home owners, still the Negroes there will know they have failed again; they approach the center of the American community as one goes toward fool's fire in deep woods or toward the mirage in the desert, only to find no warmth, no drink, and nothing but the limbo he has always known. And yet the approach to the center will still be made.

Of every thoughtless, frightened white person who moves from this street I should like to ask one question: What will you do when the first Negro family appears in your new neighborhood? For, of course, that family will appear. Those of us who run from integration run in a circle. The time we gain by our evasion is only the time it takes to run off and around until we come suddenly face to face with the problem once again.

Having asked my question, where am I then? With the best will in the world, how can we stay? The neighborhood is "tipped," as real estate dealers like to say. Even though there is a larger number of white than Negro families here, few white families will move in; only Negro families will come readily, and it seems to us, in our moments of despair, that we are only a few years away from living in a Negro neighborhood. "Yes, yes," a liberal suburban friend says to my wife. "I understand. It isn't that you're prejudiced. It's just that you don't want to be the last white family on the block."

How reasonably she puts it. Who can dispute the soundness of what she says? Yet, even as she speaks, an old question nags me. Is it skin that matters? What about personal worth? If Mahatma Gandhi were alive today and moved into my block, some of my white neighbors would take one look at those sheets, those bare feet, and those ragtag disciples, and their homes would be up for sale by nightfall.

Still the questions keep flooding back, addressed to me personally. Do I believe in brotherhood? Do I believe we are all born free and equal? Do I believe in the sacredness of the individual? Suddenly I am pushed beyond easy platitudes into that difficult and stony place where we are forced to take a stand for our professed convictions or abandon them. I can't abandon them. Governor Almond is right. Integration can depend upon a single person. And if I am sick of prejudice, if, as a Jew, I know in my blood and bones what it means to be stamped "Refuse" and thrown out on the garbage heap, I have no choice. I must remain.

CAN YOU AFFORD TO GAMBLE

ON YOUR HOUSE?

Home owners like you throughout the city are being bombarded with post cards, bothersome phone calls or letters urging them to "sell for cash."

The result: Cash losses to the seller running into hundreds or even thousands of dollars.

Glib salesmen try to dazzle you with talk of all cash transactions---or in some cases panic you into selling with sinister hints of changes in your neighborhood. But you owe it to yourself to get the housing facts.

Let's take a look at some of these typical "all cash" deals from the records in the Office of the Recorder of Deeds.

• The owner of a home in the 600 block of Quackenbos Street, N. W., worth $18,000 (based on evaluation of tax assessment) was talked into selling to a speculator for $15,000---all cash. The day the sale was completed the house was resold for $18,500 with a $3,000 down payment. Had the original owner sold on a conventional financing basis through an agent his cash gain would have been at least $1,450* more than he got from the so-called "cash deal."

• A house in the 500 block of Sheridan Street, N. W. was sold to a woman for $9,500. She was in the employ of a real estate broker to whom she "re-sold" the house for $10,500. On the same day it was re-sold to a family for $13,500 with a $1,550 down payment. Estimated cash loss to owner---$1,547.50.

• A semi-detached brick house on Whittier Street, N. W. was sold by a panicky owner to an agent for $16,000---again all cash. Next day the house was re-sold for $19,500 to a buyer with a $5,500 down payment. Loss to original owner---with conventional financing $2,047*; with FHA financing the owner would have netted $3,000 more than his "cash deal."

If these owners had observed the three cardinal DON'T's of home ownership, they would have avoided these costly losses.

DON'T let yourself be fooled by promoters of "all cash" deals.

DON'T let yourself be stampeded by scare talk of declining real estate values in your neighborhood.

DON'T deal with agents or firms who use high pressure tactics in trying to get you to list your home for sale.

And here are some DO's which will assure you a maximum return on your home investment if you decide to sell:

DO allow yourself a reasonable time to sell your home so you can avoid painful "desperation" selling.

DO explore the possibilities of FHA (Federal Housing Administration) and VA (Veterans Administration) financing for your home so that you can attract a broader range of buyers. (Down payments are lower, but you get the same amount of cash.)

DO make sure that you have a reputable agent who can be depended on to protect your interests and that of your community.

And when in doubt or in need of guidance in selling your home, call on the free Housing Information Service of Neighbors, Inc. It was created for you by persons like you.

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* The five percent real estate commission and a second trust have been taken into account. See Appendix, page 2, for details.

A P P E N D I X

When a house is sold with conventional financing, the payment to the owner is usually made up of three parts. The purchaser makes a down payment. The balance is made up by one or two loans. The purchaser gets a lump sum from a lending institution and pays it to the owner. The document obligating the purchaser to repay the loan is called a "First Trust."

If more money still is needed, the owner may lend the purchaser the balance. This obligation is called a "Second Trust."

The owner may sell the Second Trust, usually getting 55 cents to 75 cents on the dollar for the face value of the trust (i.e., a discount of 45 to 25 percent). If the owner chooses to keep the second trust and the purchaser makes a full repayment, the owner will get the full amount of the second trust.

In figuring how much the owners in the three cases reported above would have gained by selling their houses with two-trust financing (instead of cash) we have allowed only 55 cents on the dollar for the sale of the second trust. If the owner got a more favorable discount rate or holds the trust to maturity, he would receive a still larger amount for his house.

For those interested in the way we arrived at our figures, the following example is given:

	Cash Deal	Conventional Financing
Price of House	$16,000	$19,500
A. Details of Financing		
Down Payment		5,500
First Trust		13,000
Second Trust ($1,000 - sold at 55% of value)		522
B. Gross Cash to Owner		$19,022
Less 5% agent's commission		975
C. Net Cash to Owner		$18,047
Cash Price of House - Cash Deal		16,000
D. OWNER'S CASH LOSS		$ 2,047

HOUSING FACTS AND HOUSING NONSENSE
A fact sheet prepared by
NEIGHBORS, INC.
a non-profit organization
of northwest area residents

RA 6-3455 RA 6-8956

Rev.

NEIGHBORS, INC.
5802 Georgia Avenue, N. W.
Washington 11, D. C.

Permit No. 33633
Non-profit Organization

THE HIGH COST OF MOVING

Everyone knows the painful truths about the high cost of living. But many of us have had no chance to think about another expense that can be just as painful -- the high cost of moving.

If you are thinking of moving now, or in the future, it will pay you to know beforehand some dollar and cents facts. To help you, Neighbors, Inc. has consulted a responsible real estate man and court-approved appaiser* who is thoroughly familiar with D. C. property. The figures below are those you would face in selling a $14,000 house in the District and in buying the equivalent house in one of the counties.

Outdated

FIRST FACE THE HARD FACT OF POSSIBLE DEPRECIATION: The first thing to remember is that prices of real property throughout the District generally are depressed. A house bought in Washington before 1950 for $14,000 (with a down payment of $1,500) has probably depreciated to a present market value of $11,900, or a loss of $2,100.

1960

If it is sold for cash rather than with a mortgage or trust, the house bought in 1950 is worth only $8,500, or a loss of $5,500. (This is reason enough to think twice before making a quick cash deal.)

IF YOU SELL THE HOUSE FOR $11,900 YOU PAY THESE COSTS:

Real Estate Agent's Commission (5 per cent)	$595.00
Federal Revenue Stamps	13.20
Moving to Maryland or Virginia	150.00
	$758.20

If there are two trusts or mortgages on the D. C. property, add the following expenses:

Release of two trusts	$20.00
Recording Releases	6.00
Notary Fees	6.00
Trustees' Fees	20.00
Title Company Services	15.00
	$67.00
Grand Total:	$825.20

NOW IF YOU ARE LOOKING FOR A HOUSE IN THE SUBURBS: Prices in the suburbs are higher due to the greater demand for these houses and increased building costs. The D. C. home bought at $14,000 before 1950 if located in a comparable neighborhood in Maryland or Virginia would cost you approximately $18,000.

IF YOU BUY A NEW HOME FOR $18,000 YOU FACE THESE EXPENSES:

Title Examination and Title Insurance	$145.50
Tax Certificate	2.50
Preparing Documents of Conveyance and 2 trusts at $10 each	30.00
Notary Fees	6.00
Recording	13.50
State Stamps ($1.10 per $1,000 deed only) (Additional stamps if there are trusts)	
Appraisal Fee	10.00
Fire Insurance (per year)	34.20
	$285.30

Finally, it should be noted that real estate taxes in Maryland are much higher than in the District -- approximately two to three times higher. And at settlement, you have to pay taxes for four or five months in advance. Based on these modest estimates, the total cost of such a move would be at least $3,210.50 (or more if you sell for cash) plus more expensive taxes with an initital payment of four or five months in advance.

These figures are "low estimates", we are told, of the total cost involved in fleeing from Negro neighbors. These are just a few reasons why those of us in Neighbors, Inc. like it here and hope that you, too, are "staying put."

*Real estate broker licensed in D. C. and Maryland, 37 years D. C. experience, on approval list of Court Appraisers for U. S. District Court.

Real Estate Fact Sheet
Neighbors, Inc.
5802 Georgia Avenue, N. W. (11)
RAndolph 6-3455 or RA 6- 8954

Come Realty Sharks,
Or Frowning Friends,
They Shall Not
Be Moved:

NEIGHBORS, INC.

By Barbara Hogan

WHEN Marvin and Naomi Caplan moved their family into the rapidly integrating neighborhood of Washington's Manor Park in 1958, they had two things in mind.

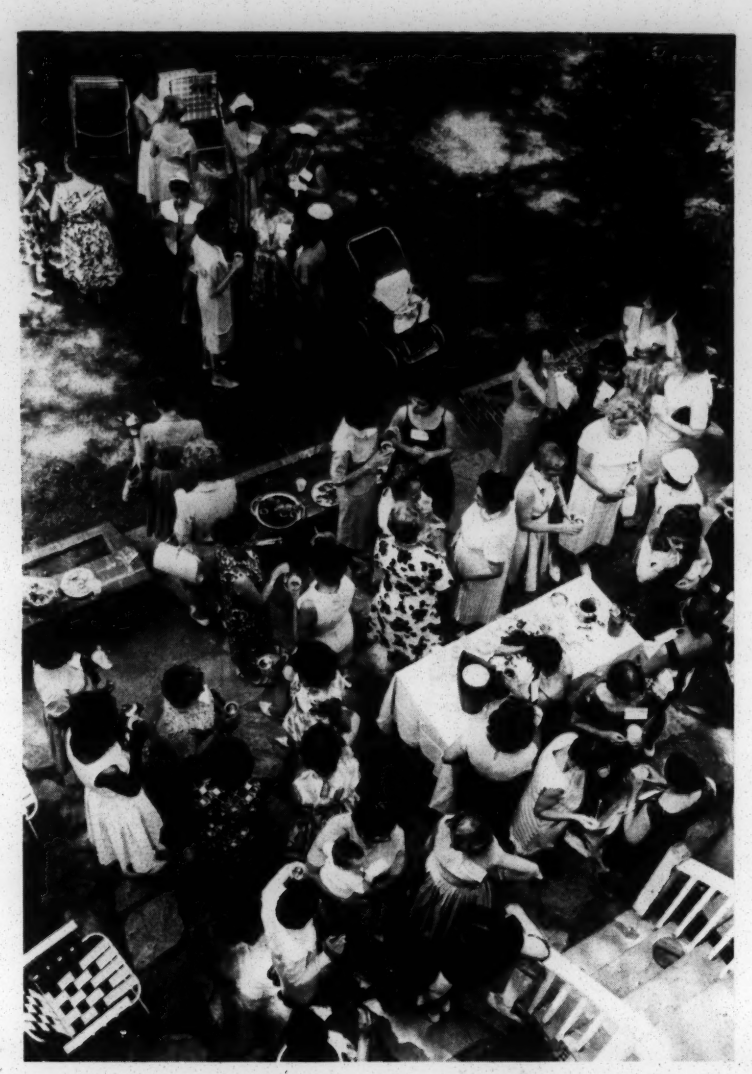
"Marvin believed in integration," Naomi explains, "and he wanted to live in accordance with his convictions.

"I liked the place," she adds with a laugh, "because it had a swimming pool."

Community-minded, the journalist and his psychologist wife quickly became aware of several disturbing situations.

For one thing, their other white neighbors, with visions of plummeting property values dancing in their heads, were putting up "For Sale" signs like mad.

Negroes had been moving into the previously all-white neighborhoods ever since the 1948 Supreme Court decision which ruled that the long-revered "restrictive covenant" was not enforceable by the courts. This "covenant," written into a will or deed, provided that certain properties were to be sold to members of the Caucasian race only. *Continued*



Neighbors' members welcome any reason to mingle, work, party, discuss community problems. Top, women gather their children and hold an outdoor coffee. Couple, upper left, joins in chorus of singalongs at Saturday night shindig. Lower left, a summer day camp held in Shepherd Park, a prestigious, once all-white area, above.

The Tactic Called 'Block Busting'

But, by 1958, the Negro influx was swelling.

Real estate sharks, it was evident, smelled panic—and cash, if they used the proper tactics. Brokers began encouraging Negro immigration and white migration.

Their questionable tactic was to sell high-priced houses in the predominantly white neighborhoods to Negroes, then convince the whites that their property values were in jeopardy and that they should sell their homes quickly (and at considerable losses). If his pitch was successful, the real estate man then sold the "abandoned" white homes at a goodly profit for himself.

This is called block busting. It exploits both Negroes and whites.

The Caplans didn't like it. Neither did a number of their neighbors.

Another thing they didn't like was that their Negro neighbors had no representation in the community's civic association. And because of the presence of some teeth-clenched segregationists in the association, no representation was foreseeable.

Understanding begins with the young. Below left, pre-schoolers play London Bridge at D. C. Recreation Dept. sponsored day camp, play it cool, above.

These circumstances were the motivation for a new interracial civic organization called Neighbors Inc., of which Caplan was founder and first president.

Its membership today covers a 250-block area in Northwest Washington, bounded by Ingraham Street, Rock Creek Park and Blair Road.

Member neighborhoods include prestigious Shepherd Park, Takoma Park, Brightwood and Manor Park.

Neighbors Inc. members sang loud the praises of their neighborhoods' prestige, culture, amicability, educational and social status. To combat the crafty real estate men, they set up a free Housing Information Service which is still in operation and has six volunteer workers. They seek to quell panic and engender an intelligent approach to integrated neighborhoods.

More than 80 white and Negro families have found houses in the Neighbors area through their efforts.

Continued

'Integration Is No Longer A Dirty Word Here'

Today, three out of every ten of the approximately 40,000 people in these neighborhoods are Negroes. One thousand of the 40,000 are participating members of Neighbors.

Neighbors area residents are upper middle class professional people: journalists, lawyers, professors, government workers, businessmen. Esther Peterson, Assistant Secretary of Labor; Lee White, Assistant Special Counsel to President Kennedy; Howard Mitchell, Director of the National Symphony Orchestra and John B. Duncan, District Commissioner, are among the impressive names of home owners. Homes range in value from $15,000 to $70,000.

The story, so far, is familiar to many Washingtonians. But there are other aspects of it to be considered now.

How successful, for instance, has Neighbors been in correlating human values with property values? How do its members fare living side by side with members of a race from which they've been segregated all their lives?

Schools in the areas—four elementary, Paul Junior High and Coolidge Senior High—are integrated, but not all of the students' friends live in integrated neighborhoods.

"My teenage girl," one Shepherd Park resident laments, "takes a hell of a lot of needling from some of her friends who think we're kind of kooky. I tell her to smile, keep her mouth shut and relax."

White and Negro neighbors swim together, babysit for each other, work together on community projects, have afternoon coffees and Saturday night parties like any other neighborhood.

"When all this started," Naomi recalls, "we were looked upon as very suspect. Now, I think, integration is no longer a dirty word here."

This is not to say that all things have been foreseen or accepted. Integration at the elementary and pre-school levels could develop into later dating, even marriage.

This possibility was brought up at one of the ladies' afternoon coffees.

A Negro mother of three knitted her brow while she mulled it over: "This is something the children will have to work out. They've got their own lives to live."

Neighbors Inc.'s $25,000 a year income is raised by projects like Book and Art Fair, above, foundation grants, contributions. It's incorporated under D.C. law.

"I want my child to marry a Jew," said a Jewish woman. And if the Negro were a Jew? "I'd be worried," she admitted. "I've got prejudices. Why not tell the truth."

"It's not an important question," allowed another white mother. "I've never given it any thought. Besides my children are very young."

"We have a mixed marriage in my neighborhood," one woman piped up. "And the wife says their basic problem is that she's a woman and he's a man."

Later, a Saturday night party-goer elaborated: "You see, we're not idealists. Just practical people. Me, I love this neighborhood. The people are stimulating. I've lived here for 15 years, and I intend to stay. Integration is happening: I'm accepting it."

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POTOMAC Magazine of The Washington Post
(August 11, 1963)

For further information:

NEIGHBORS, INC.
5802 Georgia Avenue, N.W.
Washington 11, D.C.
RAndolph 6-8954
RAndolph 6-3455

PHOTOGRAPHED BY WALLY McNAMEE
ELLSWORTH DAVIS
MARK BALDWIN

The Committee to Sustain an
Integrated Neighborhood

Dear Friend,

A search is underway for people who desire to do something to improve interracial relations, who have a pioneering spirit, and who are looking for a place to live.

White families seeking a home have a vast assortment from which to choose. Realtors make no attempt to sift out the few who might welcome the opportunity to live in an integrated neighborhood. The homes which are for sale in any such area are shown only to Negroes.

Better homes for Negroes are a large potential market for the housing industry. However, we, the Committee to Sustain an Integrated Neighborhood, wish to challenge the concept that this development must move in solid blocks maintaining a "ghetto" structure. It should move, instead, according to the desires, and the ability to pay, of each family.

In our neighborhood, Wilkinsburg Manor, there has been no way of replacing white families as they move away for a variety of reasons. It is to meet this particular need that this committee has directed itself. We would like to continue to demonstrate that Negro and white families can live comfortably side by side, maintaining the quality of the neighborhood.

We invite you who are in sympathy with our goals to visit us and to help us reach out to find prospective residents; principally white and Oriental, as the Negro community already knows about us. For further information and to find out what houses are currently for sale please call Mrs. Dorothy Bower, 242-4645 or Mrs. Trudy Gaskins, 731-4204.

Sincerely yours,

The Committee to Sustain an
Integrated Neighborhood

Map-over on original

REPORT TELLS NEW NI PROGRAM

The Seventh Annual Report of NI has been included with this newsletter. It may give members and non-members alike a better understanding of the organizations goals and programs.

*

A group of Russian teachers of English will be at Georgetown University this summer. The Foreign Service Student Council has been asked by the University to provide informal contacts with American families. Any NI member who would like to share a barbeque supper, an automobile ride, or any other evening or week-end activity with one or more of these teachers, please call Hilda James at 726-2009.

*

FLASHES!!!

In a book titled, "Equality and Beyond: Housing Segregation and the Goals of the Great Society," George and Eunice Grier, NI members, discuss the problem of racial patterns in housing, and suggest a number of changes to alter this pattern.

Thomas J. Hysong, 17, NI area resident, won fourth place in the International Science Fair held in Dallas, Texas, in May.

Dr. Jacob Fishman, NI member, and Director of the Howard University Institute for Youth Studies, was named director of a joint D. C. Health Department-Howard University College of Medicine project which will attack mental health problems in a wide area surrounding the University.

John D. Fauntleroy, NI member, has been appointed to the Special Police Trial Board.

Dolly Davis, a June Coolidge High School graduate and Junior Neighbors member, will be attending Smith College on a scholarship this fall.

The Neighborhood Commons Committee has elected Mrs. Carlton Garrison of Madison Street, chairman. Mrs. Garrison replaces Marvin Caplan.

b BULLETIN BOARD

The next issue of INK, a combined August-September issue, will appear early in September.

No Board meeting is planned in August. The next one is scheduled for September 14, at a place to be announced.

MORE FLASHES!!!

Dr. Larry Graves, a founding member of NI, will be the new principal of Rabaut Junior High School.

Dr. Martha Corcoran Sager, has been named to head Marjorie Webster Junior College.

Wanda Lee, daughter of Mrs. Thelma Lee, an NI member, recently won an honorable mention for a block print in the Washington Post- Recreation Department Art Show.

In a Post photograph on July 1, a sign reading, "Neighbors, Inc. Supports Welfare Recipients" was shown. The sign was carried in a march protesting the administration of welfare in the District.

Dr. James M. Nabrit, NI area resident, has been named U. S. Deputy Representative to the United Nations by President Johnson. Dr. Nabrit is on leave as president of Howard University.

Ralph Temple, NI member, has been named staff counsel of the National Capital Area Civil Liberties Union.

The Community Singers , sponsored by NI and the D. C. Recreation Department, presented their summer concert on June 3.

Executive Director Margery T. Ware recently spoke on "Open Occupancy Housing" at a real estate training program sponsored by the Washington Real Estate Brokers Association and the Adult Education Department of the D. C. Public Schools. She also lectured to the Human Relations Institute at American University earlier this month.

The Reverand Robert F. Spieler of St. James' Lutheran Church is the new Secretary of the National Capital Area Ministerial Association.

Recent Post pictures showed two NI children, Mary MacNair and Jennifer Hott, with their pets at the Takoma School Pet Show.

Ralph Fertig, NI member and head of Southeast Neighborhood House, was featured in a Post article on programs and facilities for children in the District.

CLASSIFIED AD

1 cocktail, 2 end tables, mahog. Chippendale, glass tops, 1 pole lamp, for sale. Call 882-5733.

EXPENSES TAKE NO VACATION: PLEASE PAY YOUR DUES BEFORE YOU GO ON YOURS!

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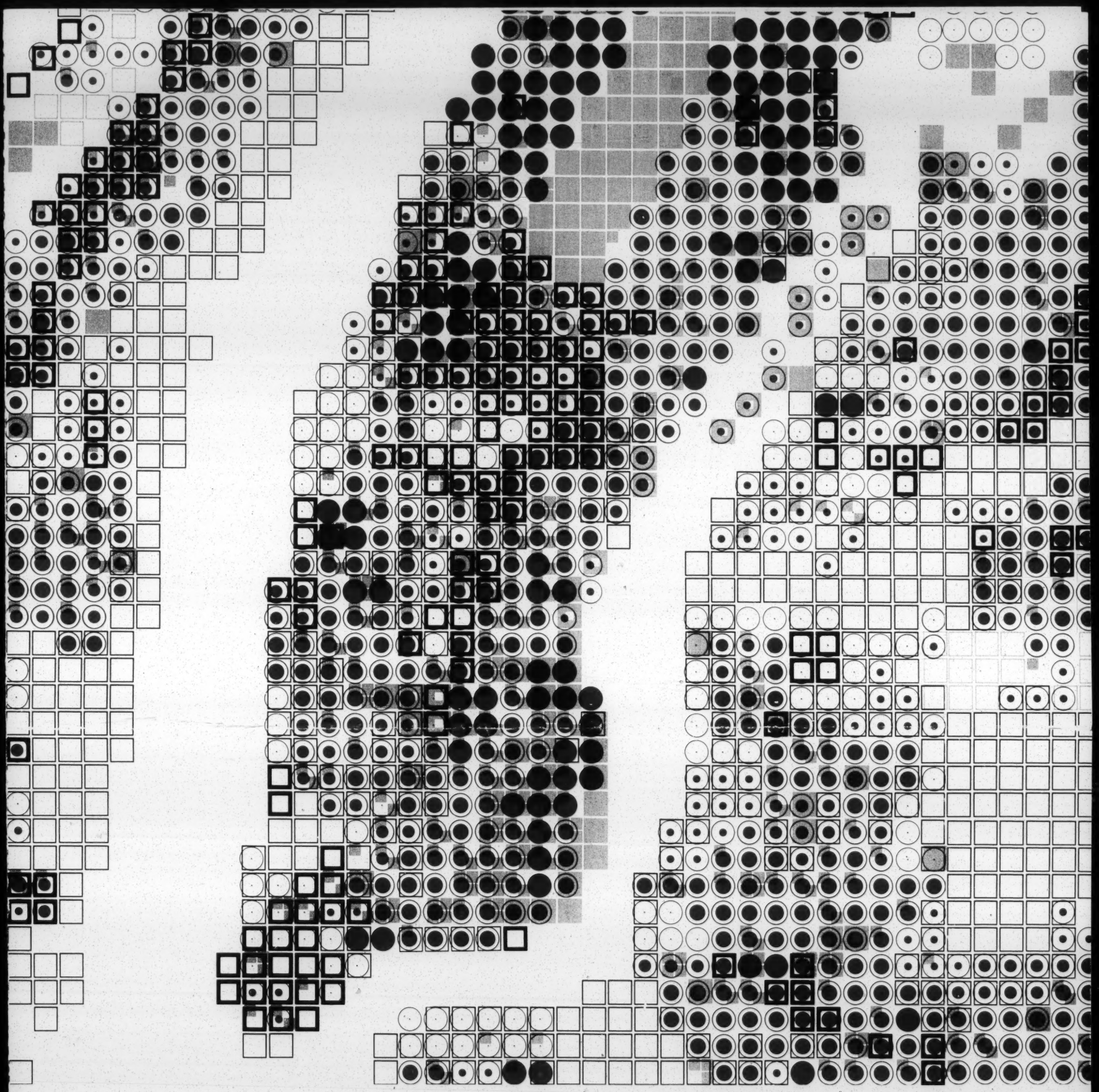
ANNUAL PICNIC
JULY 24

Details on Page 1

Mr. Moreland Griffith Smith
Southern Regional Council, Inc.
5 Forsyth St., N. W.
Atlanta, Georgia 30303



URBAN ATLAS: 20 AMERICAN CITIES

Joseph R. Passonneau
Richard Saul Wurman

a communication study notating selected urban data at a scale of 1:48,000

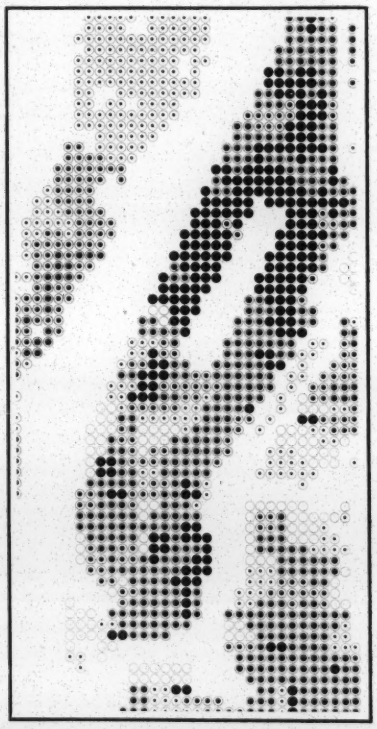
This work has been supported by the following foundations and institutions: Dun and Bradstreet Foundation, Inc., the Graham Foundation for Advanced Studies in the Fine Arts, the Brunner Foundation, the National Aeronautics and Space Administration, the Saint Louis Regional Planning and Construction Foundation, the Institute of Urban and Regional Studies, Washington University, and the School of Architecture, Washington University.

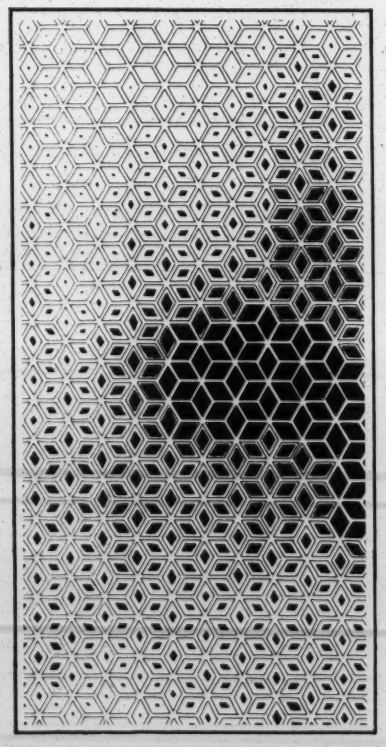
a new, unique, and invaluable tool . . .

for the

- **manufacturer and distributor**
- **urban planner and architect**
- **builder and realtor**
- **banker and insurer**
- **sociologist, political scientist, economist**

Not only are urban areas burgeoning — so is the study of urban problems. The amount of raw data being piled up is growing so rapidly and becoming so massive that it is more and more difficult to make effective use of it. A method of enlivening these long tabulations by displaying them visually, in such a manner that distributions and correlations of variables can be seen at a glance in map-like representations of the urban scene, has obvious advantages. All those involved with the changing patterns of the urban scene — urban planners, realtors and social agencies, large employers and political groups, builders and bankers and machinery makers — would find in such a compact display information useful in answering critical questions.





Where should massive urban renewal schemes be concentrated?
What areas of any one city show good investment potential?
What different types of architecture are needed in different areas of any one city?
Where should research on slum conditions, on voting intentions, on buying habits, be conducted?
Where should new transportation lines be laid down?
Does urban organization show any dominant pattern, city by city?
Where should marketing promotion be concentrated?
Should branch operations be opened up in another city?
What existing patterns can be incorporated in long-range urban planning?

THE *URBAN ATLAS:* A SOURCE BOOK ON THE BASIC FACTS OF URBAN LIFE FOR 20 MAJOR AMERICAN CITIES THE *ATLAS* SHOWS . . .

RESIDENTIAL POPULATION DENSITY

from the *U. S. Census of Housing: 1960 City Blocks* and the *U. S. Census of Population and Housing: 1960 Census Tracts.* Population density is recorded in five graduations:

People/Grid Square	People/Gross Acre
50 to 200	3.2 to 12.8
200 to 500	12.8 to 32.1
500 to 1,200	32.1 to 83.6
1,200 to 3,600	83.6 to 238.0
3,600 and over	238.0 and over

TOTAL INCOME DATA

from the *U. S. Censuses of Population and Housing: 1960 Census Tracts.* Total income is recorded in seven graduations:

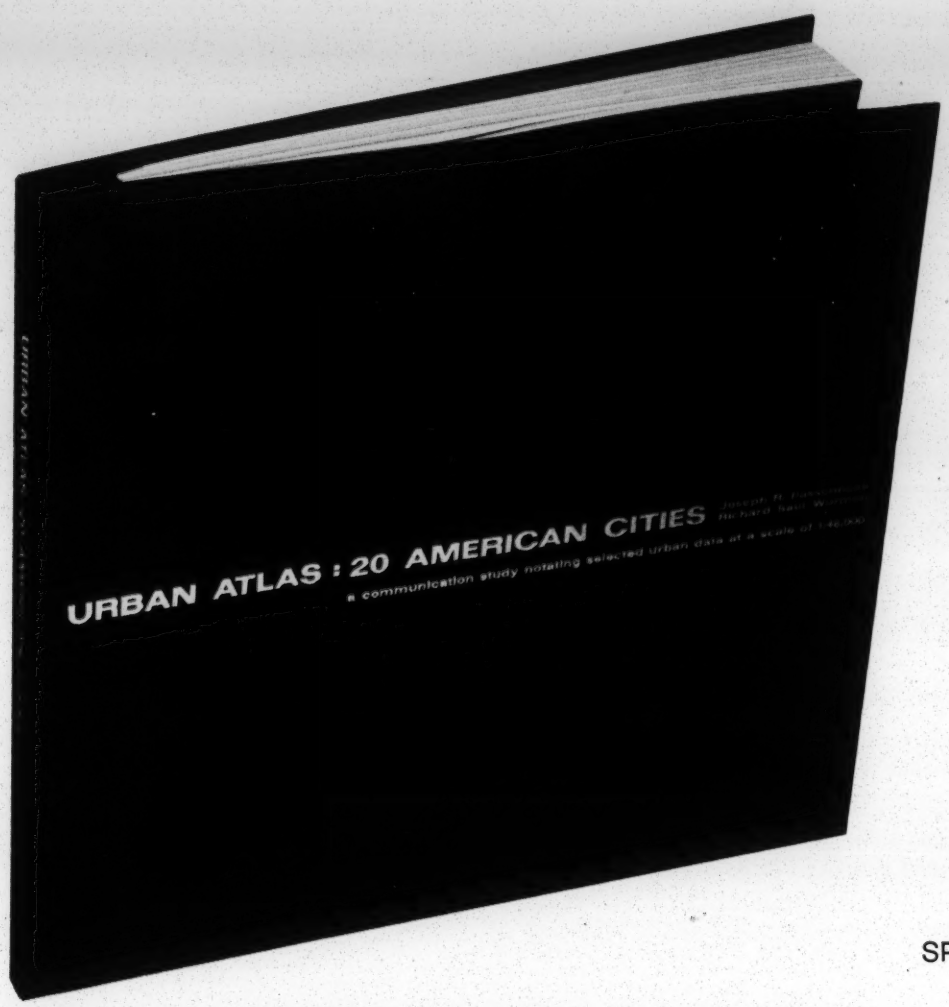
Dollars/Grid Square
$0 to $ 250,000
$ 250,000 to $ 750,000
$ 750,000 to $1,500,000
$1,500,000 to $2,500,000
$2,500,000 to $3,750,000
$3,750,000 to $7,500,000
$7,500,000 and over

LAND USE DATA: from planning commissions and similar agencies in each city. Non-residential land use given includes industrial complexes, institutions, parks, airports, etc.

THE *URBAN ATLAS:* A PIONEER APPROACH TO DATA ORGANIZATION

Graphic Example: St. Louis

Potentially, the *URBAN ATLAS* can describe every quantifiable feature of the modern city. The authors illustrate the scope of these display techniques by giving St. Louis expanded coverage, with industrial data from Dun and Bradstreet, Inc., showing urban industry by gross sales, location, number of employees, and type of industry; with population growth changes from 1910; with non-white population percentages; and with the location and number of churches.



URBAN ATLAS: 20 AMERICAN CITIES

Joseph R. Passonneau
Richard Saul Wurman

a communication study notating selected urban data at a scale of 1:48,000

17½ inches x 20 inches — 127 Plates of maps
74 pages — 63 double-spread fold-out pages
12 distinct colors, as many as 5 on one map
printed on durable high-finish enamel stock
bound with screw-type post binders for easy map handling

SPECIAL PREPUBLICATION OFFER: $87.50 625/-
After March 31, 1967: $100.00 715/-

ADAPTING THE METHOD TO SPECIALIZED NEEDS

The maps serve as "illustrations" of a revolutionary technique in information display. The technical specifications given in the *Urban Atlas* will aid others in fitting the method to their own needs and purposes, using their own data, and displaying it at their own appropriate scale. For example, a national manufacturer could plot the distribution of his and his competitors' plants on a continental scale as easily as a health agency could plot the incidence of various diseases on a neighborhood scale.

PREDICTION OF FUTURE TRENDS

Coupled with a computer that can analyze data and is geared to print out the results in map form, the method can be adapted to predicting the future on the basis of present trends. Thus, after inputing the demographic distributions of an area from the censuses of 1950, 1960, and 1970, the probable distributions that will obtain in 1980 can be computed and directly overprinted on a conventional map of the area. Computer-aided analysis of relationships between variables, as well as their rates of change, can be displayed in an easily comprehensible way.

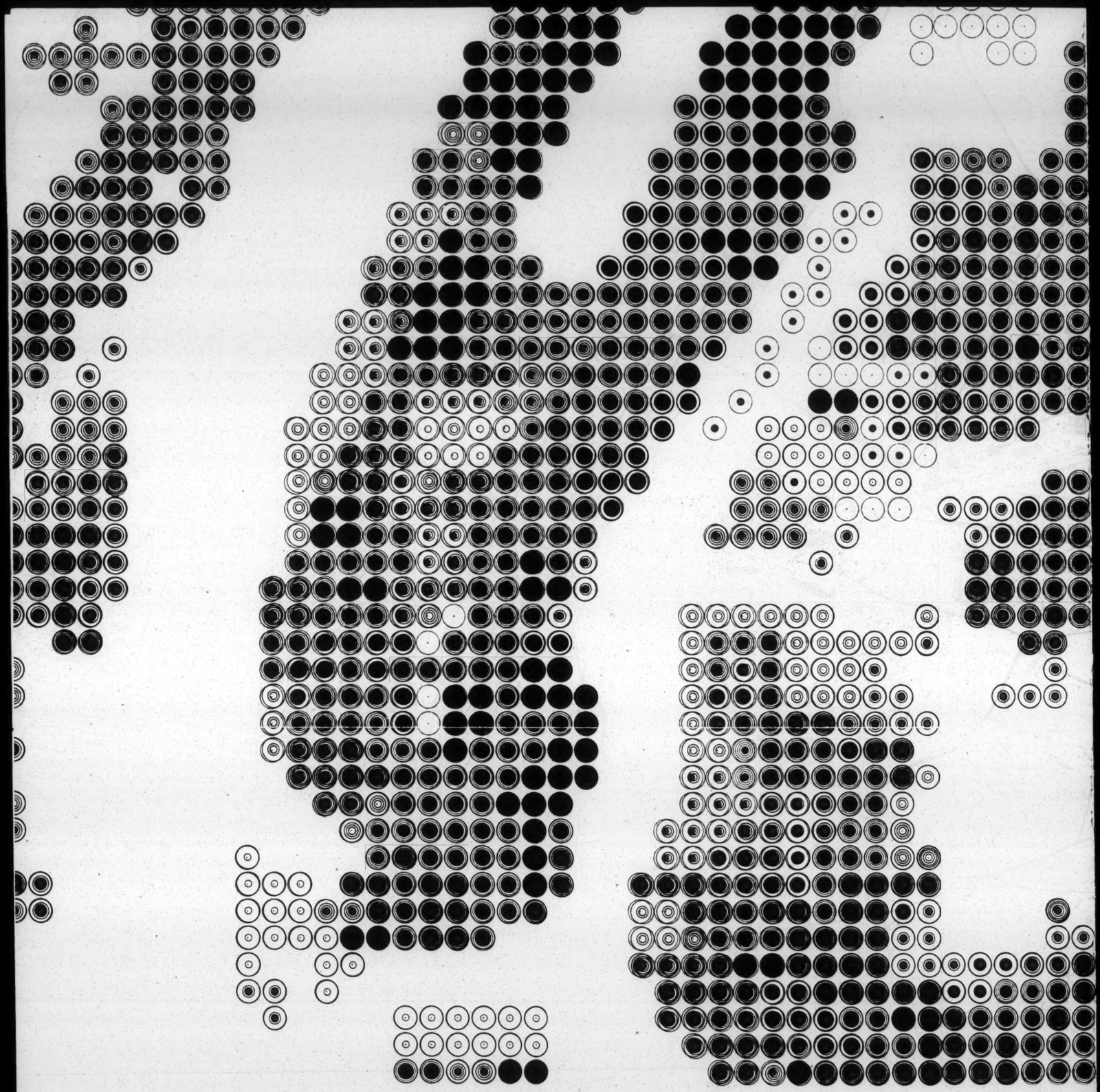
THE CITIES FEATURED:

Atlanta
Boston
Chicago
Cincinnati
Cleveland
Denver
Detroit
Houston
Los Angeles
Miami
Milwaukee
Minneapolis-St. Paul
New Orleans
New York
Philadelphia
Pittsburgh
St. Louis
San Francisco
Seattle
Washington, D. C.

"The form of the city, at all scales, is the crystallization of often invisible relationships. These may be the relationships of topography and transportation, the activities of a person or of an institution, they may be a history of psychic associations."

— from the Introduction

the m.i.t. press
Cambridge, Mass. 02142



RESIDENTIAL POPULATION DENSITY 50 · 200 · 201 · 500 · 501 · 1200 · 1201 · 3600 · over 3600

PERSONAL INCOME 0 · $250,000 · $250,001 · 750,000 · $750,001 · 1,500,000 · $1,500,001 · 2,500,000 · $2,500,001 · 3,750,000 · $3,750,001 · 7,500,000 · OVER $7,500,001 ·

NON RESIDENTIAL LAND USE LARGE INSTITUTIONAL PARK INSTITUTIONAL AIRPORT-CEMETARY

INDUSTRIAL COMMERCIAL

The maps shown here and on the front panel of this folder are sections (in full size) of two of the New York City maps contained in the *Urban Atlas*. The map on the front depicts land use. The map on the back plots personal income per unit area against population. The relative visual impression of a neighborhood's color — from predominant red through (overprinted) purple and mixtures to predominant blue — allows an immediate evaluation of the neighborhood's economic character. In the *Urban Atlas*, both these maps measure better than 16 inches by 32 inches.

The Traverse Mercator Projection used for the maps preserves true areas and distances.

NEIGHBORS, INC.
5802 Georgia Avenue, N. W.
Washington 11, D. C.

Dear Friend:

In accordance with your recent request, I am sending you some literature which I believe will be helpful.

The following information may be of interest to you:

Congressional Record, June 4, 1963, pp. 9464 ff; **about Neighbors, Inc. (ask your librarian or Congressman**
A Neighborhood Finds Itself by Julia Abrahamson, published by Harper Bros.;

List of 250 Grassroots Fair Housing Groups (free) and Trends Housing, bi-monthly newsletter, $2, from National Committee Against Discrimination in Housing, 426 West 58th Street, New York 19, N. Y.; **Fair Housing Handbook, 50¢ or 100 at 35¢ each**
Property Values and Race by Luigi Laurenti, published by University of California Press, Berkley, Calif. and five other volumes in this series produced by the Commission on Race and Housing.

Best wishes to you.

Sincerely yours,

Margery T. Ware
MTW

(Mrs.) Margery T. Ware,
Executive Director

The U. S. Conference of Mayors issued Experience Report 105 - "Block-Busting vs. Neighborhood Stabilization", which you may be able to examine in your mayor's office if he is a Conference member

Enclosures

MTW/j

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

WNI

WASHINGTON - Notes for the file

1. In one of your publications that was sent me you said your two key problems were real estate agents and the public schools. How have these problems been handled over the years, especially the schools?

   Washington has found, as has everyone, that the real estate agents are perhaps the most difficult to deal with, and the findings are not any different from what we have heard before. They were able to have a great deal of effect by assembling evidence against one particular agent and making a charge about him to the governing board of the real estate agents who put him on probation with a warning. After that Neighbors, Inc. didn't have as many blatant promotions of blockbusting. It was rather interesting to note that Mrs. Ware felt that the school problem was the most difficult for for this is a continuing matter, always needing attention , to upgrade schools. The main problem in schools comes at the junior high level because of prejudices concerning socializing of the sexes which starts at this age. They help in these particular problems by having the principal of the junior high send one or more people to each of the elementary schools to prepare the students for the transition to the junior high school and attendant problems. Washington Neighbors, Inc. also has a monthly meeting of their education committee at which the principal of a school attends, and they work out a constructive program approach including support of the budget for the schools and the D. C. government. In all of the problems, Washington Neighbors, Inc. use the newsletter to set forth everything favorable that is happening in the neighborhood. Neighbors have also had a "rumor clinic" in their newsletter in which they investigated all rumors and gave facts. Neighbors found that the average person does not take the trouble to ascertain the difference between fact and fiction.

2. What are the continuing programs at NI; what have they to offer;' how are they staffed?

   In the literature all of the continuing programs are included in the listing of committees. The staffing problem seems to be mainly a matter of finance and conviction by the governing board as to the particular needs at the time. At present they have less staff than they did the two previous years.

3. How many are on your professional staff? What are their functions and the services they offer?

   They have had two professional members of the staff in the past and only have one at the present time who is Mrs. Ware. She is a sociologist by training. I believe she feels she needs a professional community organizer now as well as a professional office manager or business manager.

4. Where does the money come from for your budget, especially foundation grants? What sort of proposals are sent in and to whom?

   The Meyers Foundation originally gave NI $28,000 for three years and matched $3,000 in addition later. At the present time NI have produced approximately $4,500 from the Art and Book Festival, membership and some larger donations. Getting the money becomes increasingly difficult year by year.

5. Have you ever had an Eleanor Roosevelt NAIRO intern?

   Yes, and they found him very successful.

6. How is the budget at this time? I noticed in your 1963 Annual Report that you had a deficit.

   When the 1965 Annual Report is completed, they will mail us a copy.

7. Have you maintained community interest and concern over the years? How? If not, where do you diagnose the trouble to lie?

   NI have maintained community interest by keeping the needs up to date, keeping aware of what the people need, what concerned parents and other people in the neighborhood are interested in at the particular time. NI also keeps junior high students occupied with hayrides and parties and visits to other parts of the community; they also have choral groups and these activities have the participation and support of interested parents. In the future the stress will be more on community development because Mrs. Ware feels they have gone to this particular stage in their development. NI has an effective help by the Conference of Clergy, both Negro and white, and excellent help by an extremely able superintendent of the junior high. Their help in other areas of the city and in neighboring Maryland and Virginia has developed a pride of accomplishment in this particular neighborhood. They have used the method of visiting people who have prestige and improving the prestige of the neighborhood and associating themselves with the prestige needs of the metropolitan area of Washington, D. C.

Urban Planning Project

SUBURB WHERE EVERYONE'S WELCOME

Concord Park near Philadelphia is one of the nation's few private housing developments operating without the color line

by GUSTAV K. WIENCKE

"I heard it on the radio," said a Negro war veteran. "The announcer said any veteran could buy a house in Levittown. *Any* veteran!"

That was three years ago when a brand-new city was being mass-produced not far from Philadelphia's northern edge. A new house, out away from the grimy, crowded old sections of Philadelphia, was the dream of this young Negro father of two.

"We went out to Levittown, a whole bunch of us. All vets. Why, they wouldn't even give us an application blank." It was a snub that stung.

Moving his family to the suburbs seemed to him an impossible dream, but it was fun just to drive out from the city and look at new houses with spacious yards for children to play in. Once he even stopped at an attractive ranch house—large lot, a kitchen that looked as if it had been transplanted intact from the pages of a women's magazine, a speed-discouraging curved street, and a bus stop a few hundred yards away. But, remembering his rebuff at Levittown, the veteran didn't have the courage to talk to another white salesman. So he started his car and headed for home.

"A few days later I was talking to a friend of mine. He was telling me about a development he had seen where our people could buy. Concord Park is its name, he said."

After the friend gave directions for reaching Concord Park, the veteran realized it was the same section he had been wistfully eying. "I just hadn't read the fine print where it said, 'democracy in housing.' You bet I didn't lose time. I went back and put the down payment on a house."

Finding a new house he could buy was amazing for the veteran, but more astonishing was the "open-occupancy" policy of this 139-house development. Quietly Concord Park had broken a rigid and hidden taboo which excludes 450,000 Philadelphia Negroes from buying practically even one of the 200,000 new houses that went up in the Philadelphia area in the ten years since the war. (The 1,927 units made available to Negroes were mostly apartments or units in public low-income housing.)

The man to break the white curtain that realtors, bankers, and builders had strung up was a young builder, Morris Milgram, who feels it ethically wrong to build houses that could be bought by white people only. He hadn't planned to make building his career, but his father-in-law had pressed him to come into the construction business with him. "I'll join you," Milgram said, "if you'll let me build houses anyone with the money can buy." The older man finally yielded, although insisting on one stipulation—Milgram must learn the construction business first. Four years later the young builder was ready to begin his experiment.

"Fine *idea!*" the money and mortgage men told him. After two years of stalling and evasive tactics, they came out bluntly and told him to forget his principles. "We're only interested in making money," they said. A wealthy man refused to invest money in what he considered an impractical dream, but offered the young man a gift of $1,000—which he refused. Finally Milgram teamed up with a Bucks County builder, George Otto, and the two formed a stock company. In 1954 they raised funds to buy truck-farm acreage and built a $13,000 sample house. The initial mortgage money came from a Manhattan bank.

One Sunday in September, 5,000 people filed through the sample house, but at the end of the month, only seven white families had made deposits compared with fifty from Negroes. "Those were nights when I'd wake up in a cold sweat," the idealistic Milgram reminisced. "I'd tell myself 'You're building another Negro ghetto, instead of integrated housing.'"

Things began to brighten when a new sales manager, Stuart E. Wallace, took hold. He really believed in Milgram's idea—to the point of buying a house and moving in himself. He saw to it that all the sales personnel were given special training for the job.

We watched Wallace at work when the doorbell rang in the sample house. He would spring into action as a family of unsuspecting buyers entered. Unsuspecting, because no sign outside indicated that this was any different from other developments. First, there would be the tour of the house to see its features—built-in TV-antenna, modern kitchen, many extras that raised the FHA evaluation by $500 over a very similar house in a nearby development.

The prospects would agree that the house *was* a good buy and they would sense something more than just picture window and green lawn. They felt an easy, warm neighborliness. There was laughter and a bit of fun as they talked. (Some residents later told us that they had moved into Concord Park because they wanted neighbors like the salesman.)

Then without swallowing hard or apologizing, the salesman led them over the next hurdle. "One of the wonderful things about these houses, you know, is that they are sold on an open-occupancy basis," he would explain. "They are open to any financially qualified family, regardless of race. Democracy is practiced here, not merely preached."

If this family was like most of the white prospects, it would quickly insist, "Of course, we're not prejudiced, but. . . ." The salesman always took time to talk things over, to listen again to the old folklore about the effect of skin color on house values. (When the last house at Concord Park was sold, its price tag had jumped $1,500. Any house bought here in 1954 is now worth $1,000 more.) Wallace knows, however, that statistics won't erase deep emotional feelings. Often the prospects exclaimed, "This house is just what we've been looking for. I don't care who lives next door. . . ."

The most formidable hurdle still had to be surmounted, and the salesman couldn't do much to help. The new buyer had to face the raised eyebrows, ridicule, opposition of well-meaning relatives and friends, people on the job. "You mean you'd live with Negroes! What about your children—your chances for a better job?"

And too often the prospects telephoned the salesman. "We're so sorry . . . an ideal house. But why do you sell to Negroes?" they'd say. Others didn't back down, and white families began to move in.

"In time we had to set a controlled-occupancy ratio, even though we didn't want to," says the builder. "It's 55 per cent white to 45 per cent non-white for at least three years. We expect that this will keep the community stable." Negro buyers are sympathetic to the builders' reasons.

Every house has now been sold, and the corporation has paid its stockholders a

reasonable profit. What's more, they have recently formed two corporations, with capital of $250,000, for two new open-occupancy housing projects. One got its start when a group of Presbyterian clergy and laymen urged Otto and Milgram to build another "Concord Park" in central New Jersey.

But is this experiment as successful as it looks? What was the reaction of the old-time residents in conservative Bucks County —for example, the people in all-white Trevose, of which Concord Park is now a part? Some surprising discoveries came out of visiting the people in Concord Park as well as near it.

One would have expected to find a good many professional people in Concord Park —"the place is loaded with schoolteachers," someone said—and people of rather liberal views. It was surprising to hear family after family refuse to admit that they, as white persons, had ever wanted to live in an integrated neighborhood. "We just wanted a good house. When we bought, we thought if the Negro neighbors would mind their business, we'd mind ours."

"Sure, we have squabbles," a steelworker admitted. "But race doesn't make any difference." In a snowball fight, an alarmed mother saw that all the children on one side of the street were Negro, but a second look told her that it was laughing girls who presented a target for the boys on the other side.

Neighborliness and friendships simply grew up on the basis of common interests. A Japanese helped his white neighbor with shrubbery and landscaping. A Negro secretary gave tips on shorthand to a young white mother who wanted to qualify for a job.

In the summer a street is roped off for square dancing, fathers have pitched in to build and equip a playground, and a community civic association has brought new neighbors closer together. "There's so much going on here," said a white teen-ager with sparkling eyes.

George Grier, a sociologist living in Concord Park, supplied a large array of verified facts. He had made a thorough study of all the Concord Park families for the University of Pennsylvania and for the Fund for the Republic. For a fact, 85 per cent had bought here *mainly* because they liked the houses and physical features of the development. For the most part, the white families were not crusaders for open-occupancy housing. Less than a fourth had ever belonged to any interracial group, and 37 per cent had never had any Negro friends before. On the other side, most of the Negro residents came from the most depressed housing area in Philadelphia. Their average annual family income ($6,350) was a cut higher than their white neighbors'. Many white residents remarked that the Negro children tended to be better disciplined and better dressed.

These were average, American-born Philadelphians, half of them mechanical workers, and about half indicating preference for Protestant churches. Evidently an ideological bent in favor of integrated housing had not been necessary to make Concord Park succeed. An extensive direct-mail advertising campaign to 15,000 people known as liberal in their views resulted in only two sales.

SUBURB WHERE EVERYONE'S WELCOME

In this respect Concord Park differs from Greenbelt Knoll—a nineteen-house integrated development put up by the same builders in Philadelphia. Here functional, modern houses, which have won architectural awards from the American Institute of Architects and the city of Philadelphia, are spread among hundred-foot trees. Buyers of this $20,000-$30,000 housing all believed in interracial living before moving in, and many had been looking for this kind of community.

Ald Trevose is separated from its new extension by a high Pennsylvania Turnpike embankment which curves between like a shielding arm. None of the Negro families interviewed reported any unfriendly experience, either in shopping or visiting nearby churches. A swimming pool did turn down white applicants on the basis of a Concord Park address, and a local volunteer fire company expressed coolness to one Negro applicant. Some white residents have been accepted, however.

When it comes to Protestant churches, the climate seems chillier. Checking up in the village of Trevose brought comments such as, "It's all right if they stay over there. But when it comes to joining our church, I draw the line."

"Don't you think they would rather be with their own kind? As long as churches are separate, shouldn't they go to their own?" remarked a mild-mannered resident who refused to take sides.

"Why, the church is the main social contact for our young folks," said a spirited grandmother. "If they get in, first thing you know there'll be intermarriage."

"I never get over there," confessed another. Concord Park might as well be fifty miles away so far as he was concerned.

It was taken for granted that Negro Catholics would go to the nearest church, but lines of Protestant communication have also been laid across the turnpike when two Negro families joined the local Methodist church. Three others established a similar relationship with Episcopal and Baptist churches nearby, rather than continue making a twenty-mile round-trip to their former churches in the city.

When asked how the Negro families came in, the chairman of the Methodist membership committee, a pleasant, plain-spoken white-haired woman, smoothed her apron and came right to the point. "You know about our 'book of discipline'? Well, that's what we have to go by. Our pastor never asked me or anyone. He just took them in and said that was the way it had to be done."

She seemed relieved that this was simply a matter of Christian doctrine on which the congregation had no vote. When pressed whether she approved, she shrugged and said, "If I don't like it, I can withdraw my membership."

"Our pastor didn't ask them to join. They asked him," it was said. Actually, a friendly letter of welcome had been issued by the ministerial association to all newcomers in Concord Park. Another matter had to come to a vote—could the church building be used for an interracial kindergarten sponsored by Concord Park parents? Permission was granted, an indication of friendliness beyond mere politeness.

"I don't think you can find nicer people anywhere," declared a white woman who had been engaged to baby-sit and had seen Concord Park houses from the inside. One could see the ice of old feelings melting in the warmth of personal friendships.

The Concord Park survey indicated that almost every family had some "religious preference," but two-thirds were inactive or became inactive on moving out to the suburbs. "I guess I'm just a backslider," admitted a Negro Presbyterian. He still held nominal membership in a city church, seventeen miles away, but had just been "too busy" to attend services. "No, I wouldn't hesitate a bit if I wanted to go to the Presbyterian church in Bristol," he said.

No one interviewed knew of any personal or house-to-house church visiting program, but it was no secret that a minister going around calling would be a welcome sight—additional evidence that Concord Park belongs. Perhaps even more than many suburban communities, these new neighbors are open to make a new start in a fellowship based on faith. In a prosaic, matter-of-fact way, people here have learned to like and trust their neighbors. Many old fears and suspicions have melted away. This showed up in the first election for civic association officers. Election was by secret ballot for the best qualified persons. And when the votes were counted, the Negro veteran who had been turned down at Levittown was elected treasurer.

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Urban Planning Project

WEST MT. AIRY NEIGHBORS

STATEMENT OF POLICY

We, the residents of West Mt. Airy are resolved that ours shall be a friendly, stable, representative, and high quality neighborhood. We recognize that a community which desires to be inclusive of all people is subject to those pressures which are a product of racial restrictions in the larger housing market. We subscribe firmly to the right of every decent American citizen regardless of color, ethnic origin or religion to obtain a home of his choice anywhere in the market. We subscribe to educational and legislative programs to eliminate racially restrictive practices.

As long as such restrictive practices generally prevail, we believe it necessary to act affirmatively to assure that our neighborhood shall remain well balanced racially. We look with disfavor upon those Real Estate brokers who operate without proper regard for the best interest of the neighborhood.

We invite the cooperation of all brokers by following the rules of practice listed below.

a. To refrain from the wholesale solicitation of entire blocks of residents.

b. To avoid veiled allusions to deteriorating values or a panic situation in order to stimulate sales.

c. To refrain from pressure tactics to unsettle the minds of owners as to the future value of their property.

d. To make conscientious effort to find white as well as Negro buyers for homes in an integrated neighborhood.

e. In listings and ads, to describe the neighborhood without resorting to references such as "mixed," "broken," etc.

f. To recognize that "For Sale" and "Sold" signs have a disquieting effect on the neighborhood, and thus to keep the number and duration of such signs at a minimum.

We invite all residents of the area to report practices of brokers, both as to compliance and in violation of these rules to the West Mt. Airy Neighbors. The officers of the West Mt. Airy Neighbors pledge that they will take every action possible to support cooperating brokers and to take action against those who disregard our interests.

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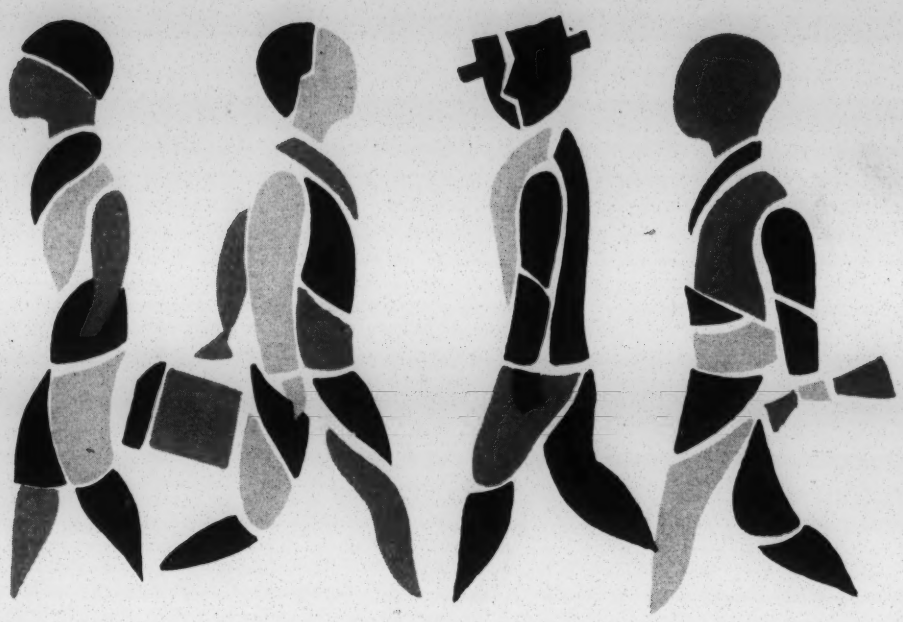


good human relations depend on you!

A TEN-POINT PROGRAM

for citizen action in Human Relations

The objective of this program is a peaceful, secure community where dignity and mutual respect, equal opportunity, law and order, and civic responsibility prevail for and among all peoples of every race, color, religion and national origin. Responsibility for achieving this objective rests with government, educational institutions, religious and civic organizations. But the success of this program will depend largely on what you and your fellow citizens say and do. Special responsibility for supplying information for organization, promotion and guidance of program lies with the Commission on Human Relations and the many cooperating agencies. The following 10 points are guides which agencies, institutions, organizations and you and your fellow citizens can follow:

1 USE THE AGENCIES

a. Report rumors and tension situations to the proper authorities. If there is danger to life and property, call the police. Report all other situations to the Commission on Human Relations.

b. Clear up complaints of discrimination. Don't let them fester! Refer complaints to the Commission on Human Relations. Whether real or imagined, feelings of discrimination breed resentment and tension.

2 GET THE FACTS; SQUELCH RUMORS

Don't believe everything you hear! Don't pass it on without checking! Don't ignore rumors either. Get the facts and correct false information. If the facts reflect danger, call the proper authorities and cooperate with them in providing a remedy.

3 ORGANIZE COMMITTEES

Organize human relations committees or their equivalent in your Home and School Association, your church, club, veterans' organization, neighborhood or block organization. Make the committee responsible for getting and disseminating factual information on problems that concern the group or neighborhood.

4 PLAN PROGRAMS

Plan informational and educational programs for your organization or neighborhood. Call on community agencies for help and guidance.

5 ATTEND TRAINING PROGRAMS

Attend leadership training programs conducted by the Commission on Human Relations and various community agencies, or arrange for leadership training programs for your neighborhood.

6 PLAN POLICE-COMMUNITY PROGRAMS

Plan a police-community relations program for your neighborhood. Invite your district police captain to work with a citizens' committee to promote communication and cooperation between police and community.

7 FOCUS ON THE POSITIVE

Share your success stories! The world hears too much about prejudice and conflict. Let the world hear more about good will and constructive citizen action. The greatest incentive to civic leadership is recognition. Tell your story to newspapers, radio and television stations and to the Commission on Human Relations and other agencies. Use your church bulletin.

8 JOIN BLOCK ORGANIZATIONS

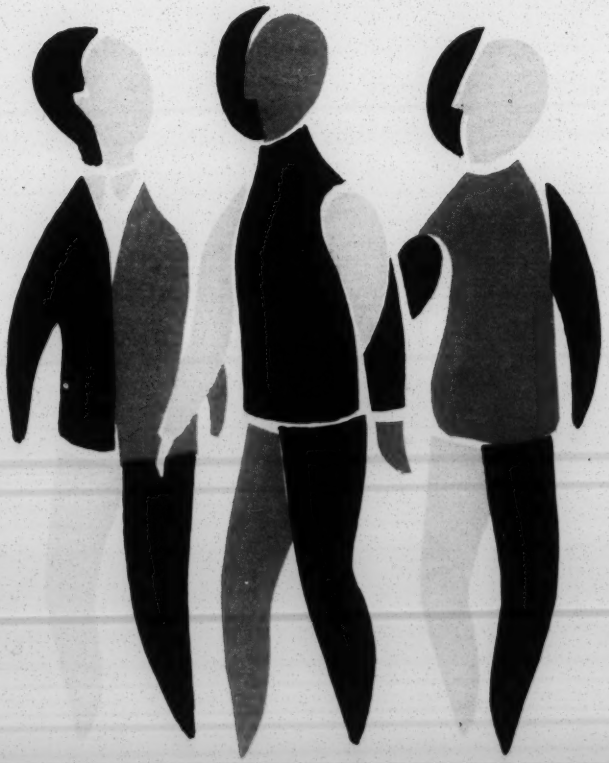
Organize block by block in your neighborhood. Tie in with the city-wide groups that are promoting these programs.

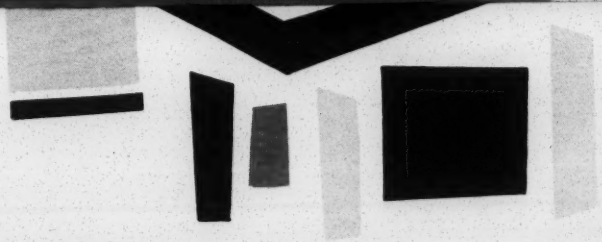
9 VOLUNTEER FOR CIVIC DUTY

Hundreds of civic organizations and community agencies need volunteers. They cannot provide needed services without your help. Civic duty is not a personal sacrifice; it is an opportunity to enrich your own life.

10 TEACH RESPECT FOR LAW AND ORDER

Teach confidence and trust in the American way of life. Teach understanding, courtesy and good will to those who may differ in color, religion or culture. Your utterances in the home, on the street, in the classroom, church or meeting will influence your children, other children, your fellow citizens to act with good will.



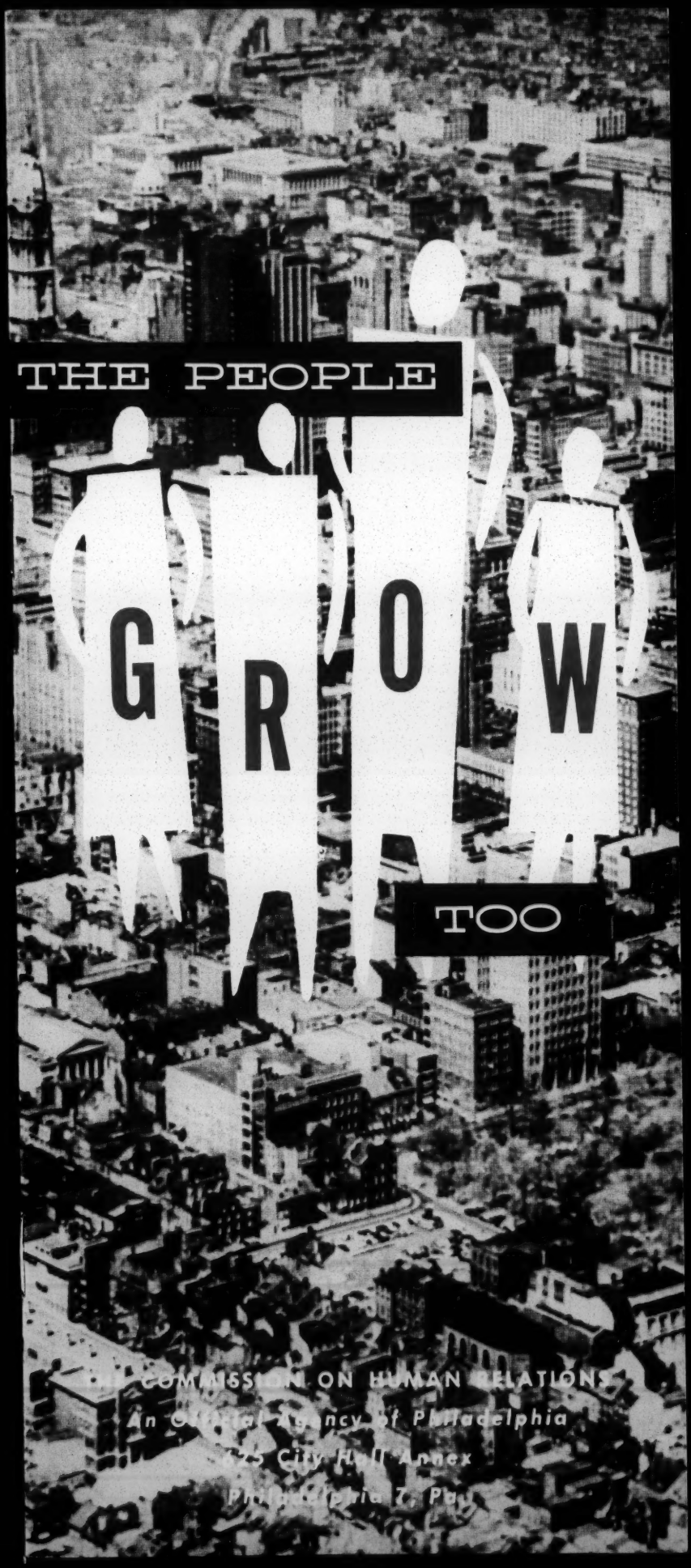


Presented by the

COMMISSION ON HUMAN RELATIONS

An Official Agency of the City of Philadelphia

For information about community agencies that will assist organizations and individuals in planning and promoting human relations programs contact the Commission at: 601 City Hall Annex, MUnicipal 6-4670.


THE PEOPLE
GROW
TOO
THE COMMISSION ON HUMAN RELATIONS
An Official Agency of Philadelphia
425 City Hall Annex
Philadelphia 7, Pa.

TO UPHOLD THE RIGHTS OF ALL CITIZENS . . .

Three times in a fifteen-year period the citizens of Philadelphia decisively reaffirmed their commitment to equality of opportunity and their respect for the dignity of every individual.

First, in 1948 Philadelphians enacted the Fair Employment Practice Ordinance that declared employment discrimination based on race, color, religion or nationality to be illegal. They established a Fair Employment Practice Commission to administer that ordinance.

Four years later, the citizens provided in their Home Rule Charter for a Commission on Human Relations to administer antidiscrimination laws and to promote equality of opportunity in all areas of community life. It was the first municipal human relations agency in the nation to be made a functioning department of city government.

And then in 1963, Philadelphians gave additional powers to their Commission on Human Relations. They adopted a Fair Practices Ordinance that not only prohibited discrimination in employment, but in housing and public accommodations as well.

The people of Philadelphia declared repeatedly that racial, religious and nationality factors shall not deprive any citizen of full equality. The Commission on Human Relations is the instrument through which they guarantee and uphold the rights of all citizens.

As an official city agency, the Commission does not promote the interests of any one group. It does come to grips with the evils of discrimination and segregation that primarily victimize minority people. But the results of its work—equality, interracial understanding, neighborhood peace and harmony—benefit all of Philadelphia.

. . . IN EMPLOYMENT – PUBLIC ACCOMMODATIONS

The Commission receives and initiates complaints of discriminatory practices and intensively investigates each to ascertain the facts and seek a just solution. When necessary, the Commission holds informal hearings and attempts, through conciliation and persuasion, to correct clearly established violations of the Fair Practices Ordinance.

If conciliatory methods fail, the Commission has the power to issue subpoenas, hold public hearings and start court proceedings to gain compliance with the law.

A three-pronged compliance and counseling program is conducted by the Commission to promote acceptance and affirmative implementation of fair employment practices throughout the city's business and industrial complex. Employment patterns are determined through on-the-spot inspections of plants and offices; surveys are conducted on an industry-wide basis, and systematic reviews are undertaken to determine the extent to which firms doing business with the City comply with the anti-discrimination clauses in their contracts.

If evidence of discrimination exists the Commission insists upon strict compliance with the law and provides guidance on the implementation of merit employment practices.

The investigative activities of the Commission are supported by a variety of educational programs. These are designed to encourage all citizens of the community to support equality of opportunity in employment and public accommodations.

. . . IN COMMUNITY RELATIONS

The Commission conducts a far-reaching program of community services to improve relations among different racial, religious, and nationality groups. In this way it promotes cooperation, understanding, and mutual respect among all citizens. These services include:

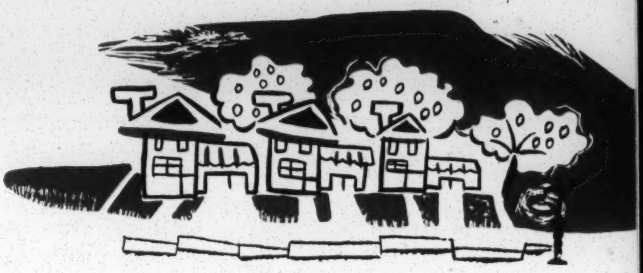
Helping citizens to form community groups and organizations, develop programs of neighborhood improvement, and involve themselves in programs and activities that will help eliminate misunderstanding, hostility and fear.

Assisting, consulting, and cooperating with existing community organizations, public and private agencies, schools and other institutions involved with human relations programs and problems.

Cooperating in a tension control program to cope with, and eliminate conflict situations that develop between different racial, religious, and nationality groups and individuals.

Conducting a police-community relations program in cooperation with the Philadelphia Police Department, to promote understanding and respect between law enforcement agencies and the general public.

This phase of the Commission's work is designed to encourage citizen action in solving community problems. As citizens cooperate in programs and activities which build peace and harmony they also gain respect for their fellow citizens whose customs and way of life may differ.



. . . IN HOUSING

Complaints alleging discrimination in the sale, rental, and lease of commercial housing are processed by the Commission in the same manner as those involving employment and public accommodations. Attempts are made to adjust each case through conciliation and persuasion. If this fails, formal steps are taken to reach a fair solution.

Educational programs are conducted by the Commission to gain compliance with the law and promote support for equal opportunity throughout the housing market.

A program directed toward the all-white community promotes understanding of the causes of population changes; interprets the anti-discrimination law, and encourages active efforts by residents to integrate neighborhoods, support open occupancy practices, and oppose panic-inducing real estate practices.

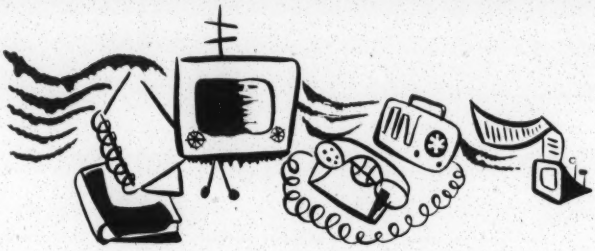
Residents in minority neighborhoods are encouraged to exercise their rights to purchase or rent housing of their choice and to assume responsibility in working for neighborhood integration by shopping in the total market. Guidance is given on effective means of seeking, selecting and financing homes.

The aim of the Commission's housing program is to promote an open housing market in which all families are free to shop and move without restrictions based on race, color, religion or national origin.

. . . THROUGH RESEARCH

An essential aspect of the Commission's program is the constant search for factual data with which to support and expand programs and activities. The Commission gathers and disseminates to public and private agencies and the general community information to help replace rumors, fallacies and myths about racial and ethnic differences. Among the significant contributions to the field of intergroup relations made by the Commission in recent years have been the following:

- Three reports on Philadelphia's non-white population based on the 1960 Census, covering demographic, housing and socio-economic data.
- Summary of local housing research pertaining to factors affecting housing desegregation.
- Report on Philadelphia's Puerto Ricans, with 1960 Census data.
- Study of a representative sample of 1,500 Negro Philadelphians to determine their values, aspirations, and attitudes toward segregation, their feelings about race, and confidence in the future as related to their social status.
- Summary of a sociologist's inquiry into the relationships between migration and delinquency.
- Report on the intergroup relations aspects of urban renewal.
- Survey of property standards in racially changing neighborhoods.



. . . THROUGH INFORMATION AND EDUCATION

Interpretation of its objectives, programs and activities to the general public and specific segments of the public is one of the Commission's major responsibilities. Through its information and education programs, it attempts to help the community understand the benefits of equality and wholesome intergroup relations.

In pursuing these objectives the Commission relies heavily upon the mass media serving the Philadelphia area. In addition, the Commission's story is carried to the community through a variety of printed materials, films, filmstrips, and other visual aids.

Information and education activities conducted throughout the year include employment counseling programs for minority youth and their parents, human relations programs in churches and other community institutions, and programs to acquaint interested groups and individuals with the provisions of the City's Fair Practices Ordinance.

A quarterly publication reaches thousands of citizens and provides information on Commission program activity. Other newsletters and special reports, produced periodically, are distributed to more limited audiences and reflect in more detail the Commission services and approach to its responsibility.

Consultation and advice on public relations and educational programs in human relations are provided to the Commission's own staff and are available to citizen groups, other City departments, and public and private agencies.

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THE COMMISSION ON HUMAN RELATIONS
625 CITY HALL ANNEX
PHILADELPHIA, PA. 19107
MU 6-4670

Urban Planning Project

NEIGHBORHOOD BEHAVIOR AND STANDARDS

Neighborhoods do not maintain good standards of behavior automatically. It takes responsible activity and sensible cooperation. Two very important things are necessary:

First, the standards that the responsible people in the neighborhood want upheld must be clearly and strongly stated for all residents to understand.

Second, strong leadership is needed so that the great number of law abiding, well behaved residents, both white and Negro, are not placed at the mercy of a few irresponsible or foolish troublemakers. Religious people particularly must meet their obligations to provide community leadership.

What can be done to rally the majority of good, respectable citizens in your neighborhood to guard community peace and safety?

Issue a clear statement of what standards of conduct you want respected and make sure that every single resident of your area gets a copy and has the copy discussed with them. Teams of residents should personally distribute and post and discuss this statement. The statement might include remarks on the following topics:

1. NOISE: Be a thoughtful and good neighbor:

   a. When the hour is late remind departing guest to say goodby indoors.

   b. Practice on musical instruments at reasonable hours.

   c. Make household repairs when it will not disturb neighbors.

   d. Quiet down parties and celebrations by midnight.

   e. Don't use your automobile horn as a doorbell.

   f. Don't let your pet's barking or yowling become a nuisance.

   g. Don't play radio or TV loudly at night.

2. CHILDREN: Be proud of your children as responsible junior citizens:

   a. Teach them, by precept and example, to respect the rights of all others and to thoughtfully refrain from any action that will annoy your neighbors; to refrain from playing in their yards or on their lawns without permission; to protect their property and the contents thereof as if it were their own; to try to prevent their playmates from doing anything that would damage or destroy anyone's property in any way!

Philadelphia, Pa.

b. Teach them to practice reasonable restraint in their play. Obviously play will create some clamor, but none of us would want our children to indulge in unrestrained shouting and protracted screeming, for their own sake as well as for the sake of the neighbors whom it would annoy.

c. Teach them pride in their neighborhood, sportsmanship, and respect for law and order (including the City's official "teen-age" curfew).

d. Teach them the kind of politeness, friendliness and thoughtfulness that will make everyone proud of them, and secure in the thought that they will carry on in their parent's footsteps.

e. Teach them safety; avoidance of play in the street; care in playing in driveways; removal of toys from drives; care around stoves and fires; restraint from play with matches or fireworks; closing and locking of doors at night and otherwise when warranted; etc.

3. PETS: Give them care and affection while seeing that they do not infringe on the rights of others or create a safety hazard:

a. The law requires licensing and immunization of pets. Your veternarian can give you details. Your careful conformance will help everyone.

b. The law also requires that dogs be on a leash when outdoors. Not only is there danger to children when dogs roam at random, and at times in packs, but there is also danger to your pets. Furthermore, foraging through trash and garbage cans, spilling the contents, creates a serious nuisance and sanitation problem.

4. TRASH: City ordinances require that trash be put out in covered containers or in securely closed bags or packages to prevent dispersal throughout the area by the wind, scavengers, children or pets. Loose paper should never be left out. In the past, violations have resulted in fines when discovered by the police.

5. DRIVEWAYS: The drives that service our blocks are private and not subject to city cleaning service. We are all responsible for keeping them clean and neat. Discarded or forgotten toys or children's vehicles create a hazard in the drives and are a nuisance to those who must stop and remove them. The cooperation of all, particularly our children, is essential to keep our drives clean, in good condition and safe.

6. AUTOMOBILES: Be thoughtful of your neighbors when you park on the street and in the drives. They may have to leave or enter their garages when you are not about, and they may be in a hurry on an important mission. See that your guests and those who deliver to your homes realize this problem and are also thoughtful of your neighbors when they park.

   a. The repair of automobiles on city streets is forbidden by city ordinance and it disrupts the quiet and interferes with the desirable appearance of our neighborhood. Don't make it necessary for police intervention.

   b. It is also illegal, as well as detrimental to the appearance of a residential neighborhood, to place automobiles in semi-storage on city streets by removing one or more wheels and blocking up the axle. Obviously this would also be an infringement on the rights of the neighbors that should be avoided under all circumstances.

   c. Use of residential streets for the continued or nightly parking of commercial vehicles would also constitute objectional use of public thoroughfares and would be most objectional in a residential neighborhood.

   d. The need for extreme care on the part of motorists traversing the driveways where children sometimes play is obvious. Therefore the maintenance of slow speed in such drives is a basic neighborhood standard.

7. CONSTRUCTIONS: We should all know that the law requires that we obtain a building permit from the City before we alter any building we own in any dimension, or demolish any part of it, or substantially rebuild or stucco any wall, or partition a room. Detailed information on such permits can be obtained from the Department of Licenses and Inspections. This department protects all of us from improper uses of buildings and land which create dangers or speed neighborhood deterioration. Therefore, our cooperation constitutes another vital neighborhood standard.

8. COMPLAINTS OR PROBLEMS: If there are extreme cases of irresponsible people who cause trouble but do not violate any law, bring such cases to the attention of Community Agencies. The Family Service Agency, The City Department of Mental Health, or Alcoholics Anonymous may be helpful in many cases.

   If there is racial friction, notify the Commission On Human Relations, MU 6-9700.

The Police-Community Relations Officer for your local district is most ready to help you build up neighborhood standards. Your own Community Organization can best act as a clearing house for complaints.

Urban Planning Project

'RESTRICTED' AREA: DOES IT PAY?

Values Usually Not Affected by Lifting Bars

The value of "restricted" neighborhoods is getting critical attention now that covenants no longer stand up in court.

Some appraisers are arguing that elimination of racial bars to owning property makes it more, not less, attractive.

They are asking for a new look at the old belief that, when minorities move into an "exclusive" area, values decline.

The idea that property values are protected by restricting residential neighborhoods to particular groups is being re-examined. Evidence recently come to light suggests nonsegregated residential areas often add to, rather than subtract from, market values.

These new appraisals are getting increased attention as a result of U. S. Supreme Court decisions that prevent so-called racial covenants from being enforced through lawsuits. The Court reaffirmed its stand on this issue at the year's first session when it refused to hear new arguments on a decision that held that property owners who violate covenants cannot be sued by neighbors.

Investment. Some professional appraisers, in fact, doubt that restrictions add much to property values. Charles Abrams, writing in *The Appraisal Journal,* says that mixed neighborhoods usually provide a better long-term investment and notes:

"There are hundreds of such sections in America that have gone on securely for generations, and thousands of others could be built if we could ease the housing shortage for minorities. Some have even had the unique quality of moving up from slum status: Greenwich Village and Yorkville in New York City, Georgetown in Washington, and parts of San Francisco are examples."

Mr. Abrams goes on to point out that, in a section of Queens in New York, a housing project was built several years ago and opened to all races and creeds. The project itself created no disturbance in near-by neighborhoods and, indeed, "the land around the project has more than trebled in value." He adds that mortgage lenders in the New York area are coming to regard nondiscriminatory housing developments as sound financial investments.

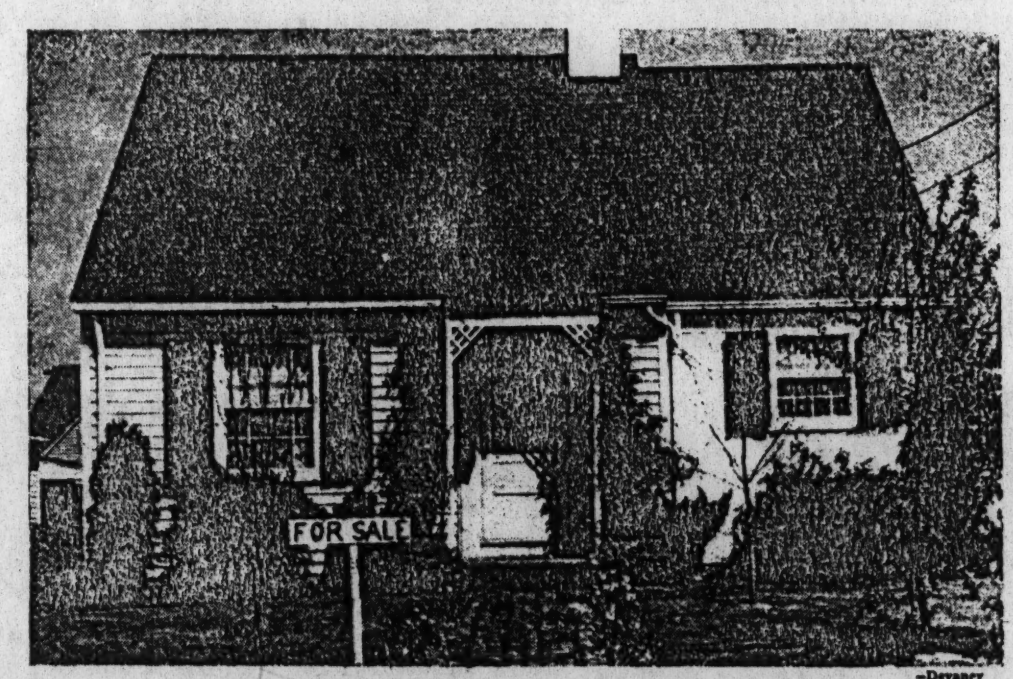
Similar findings are reported by Belden Morgan, an appraiser in the Los Angeles area. After examining the influx of Negro families into Los Angeles, and their "invasion" of white residential areas, he concludes that property values usually hold up, or advance. He notes in an article for the Society of Residential Appraisers that "panic selling" by white property owners sometimes follows early sales to Negroes, and that prices drop as a result. But "after the first hysterical selling phase passes, prices become stabilized, then gradually increase under pressure of Negro bidding."

Mr. Morgan adds: "People are learning this. Many districts today go through a transitional period in occupancy without any signs of hysteria and without any collapse in prices. The only effect from an economic viewpoint is a broadening and strengthening of the market by virtue of the increased demand."

Better markets. "It usually will be found," Mr. Morgan says, "that sales activity is greater in racially mixed areas, especially in low and moderate price ranges, and that the high effective demand among Negro buyers not only sustains price levels but often increases them." An exception is noted in a high-priced residential area in Los Angeles, where prices fell 10 to 15 per cent after nine Negro families moved in among several hundred white families. But in an adjoining area, where values run from $10,000 to $15,000, prices advanced after the neighborhood became 20 per cent nonwhite.

In view of these developments, real estate appraisers are being asked to revise their opinions of the effect that minority population movements have on property values. Mr. Morgan suggests that an examination of the facts is likely to overcome many prejudices. Actually, a number of real estate developers have discovered a thriving market for homes among minority groups who in recent years have increased their incomes and now can afford better homes.

There is growing pressure to eliminate discrimination in housing just as there is pressure to end discrimination in employment and other fields. Public housing projects in New York have been nonsegregated for many years. There will be no segregation in future developments in Washington, D. C. In San Francisco a nonsegregation policy has been adopted for all urban redevelopment projects. The basic idea is to put into practice the edicts of the courts that racial covenants are inconsistent with the U. S. Constitution.



—Devaney

WORTH MORE IN A 'MIXED' NEIGHBORHOOD?
Some think it would be

From Philadelphia, Pa.

Urban Planning Projects

A STATEMENT TO REAL ESTATE BUSINESS MEN

FROM

THE RELIGIOUS COMMUNITY COUNCIL OF STENTON

The Stenton area is a pleasant residential section. It is our experience that most residents, regardless of their backgrounds, have moved here because they seek a pleasant neighborhood. We do not begrudge homes in our community to new groups moving in; but we resent tactics which turn blocks rapidly and completely from one group to another. We believe that the practices of some real estate offices in some sections of this area are harmful. They promote panic selling and a too-rapid turnover of homes. Such instability can only be harmful to community life.

We believe this rapid turn-over is not spontaneous, but occurs as a result of high pressure real estate selling: constant solicitation -- door-to-door, by direct mail, and by telephone -- of homeowners who have expressed no interest in selling. Some real estate men also use unethical arguments, rumors and misrepresentation of facts, as well as derogatory references to the racial, religious or national origin of new residents.

In the long run, everyone will suffer if practices which foster panic persist. A stable neighborhood, which can be sold on its attractions, community facilities and community spirit, regardless of race, religion or nationality, will benefit the real estate men as well as the home owners.

We urge you to eliminate the practices we have cited and to work out some plan whereby <u>all</u> real estate people licensed to practice must live up to standards which rule out high pressure selling methods so disastrous to any community, and which we know the Realty Boards have censured and the larger group of real estate men do not use. We will cooperate by never selling our homes, should the occasion arise, through any real estate agent who has pressured us or our neighbors in this manner. We will take every other proper step to insure that these practices shall prove unprofitable.

Philadelphia, Pa.

Urban Planning Project

What Happens When Neighbors Pay Money to Forestall Racial Change?

In some areas it has been found that home owners can be coaxed into paying money to "buy off" families who plan to sell properties to Negroes or others who have been barred from the neighborhood in the past. Sometimes it is proposed that the money collected be used to "bribe" Negro families to keep them from moving into an area. This kind of exploitation of racial fears is not only futile in today's housing market, but it is also costly. Obtaining money by exaggerating and distorting the issue of racial change in housing is an unfair practice, and residents who fall for such "pay up" schemes lay themselves open to financial pressure every time a local house is put up for sale.

Residents who are approached by people who want to start a fund to "keep ----- out of the neighborhood" should consider the following facts uncovered by the Philadelphia Commission on Human Relations in its work in racially changing areas.

1. Usually there are no legal safeguards, receipts, accounting or auditing of funds collected to forestall racial change. The solicitation is almost always under cover and a cloak of secrecy usually surrounds all negotiations and transactions. It is usual in such operations to keep the contributors completely in the dark about "details" after the funds have been gathered.

2. Smart operators with some real estate experience can make handsome profits by playing on the anxiety of property owners who do not know the facts about racial change. Not only do such operators make fees on individual property transactions, but they also frequently try to take a hand in all local transactions, setting themselves up as self-appointed bosses of local real estate changes, dictating to home owners about who is eligible to buy neighborhood property.

3. The scheme of collecting money to forestall racial change, once started, is good for repeated performances. This kind of neighborhood levy can be kept up as long as local residents can be kept fearful and uninformed.

4. Paying "protection" money against racial change just is not practical or realistic in today's housing market. In Philadelphia there are over 500,000 Negroes. Thousands of Negro families are in the middle income home buying market. It is financially foolish to think that a few neighbors can set up a road block to the growing movement of some of these families into established neighborhoods. The Commission on Human Relations has found various groups that have tried to bribe away racial change, but it has yet to find one that has been successful for more than very short time.

Philadelphia, Pa.

5. The practice of collecting money to maintain unfair neighborhood restrictions is based on false thinking about racial change. There are many excellent neighborhoods in Philadelphia where racial change has not adversely affected neighborhood standards. The old worry about an automatic drop in property values has been disproven time and again by local experience and reputable surveys. Obtaining correct information about racial change can save you and your neighbors embarrassment and money. (For further information contact the Commission on Human Relations, Housing Division, MU 6-4685, Room 625, City Hall Annex, Philadelphia 7, Pennsylvania.

DC/mtm

Urban Planning Project

COMMISSION ON HUMAN RELATIONS
CITY OF PHILADELPHIA
625 City Hall Annex
Philadelphia 7, Pennsylvania

Summary of
Sample Housing Cases

From the Files of the
Philadelphia Commission on Human Relations

Compiled by the Housing Division

Summary of
Sample Housing Cases
From the Files of the
Philadelphia Commission on Human Relations

Discrimination Against a Citizen of Chinese Background - Case D12-8-108

A businessman of Chinese ancestry attempted to purchase a home in the Northeast section of the city. His deposit was accepted, but later returned without explanation. Upon inquiry it was found the real estate agent had returned the deposit because of protests on the part of neighbors surrounding the property that was for sale. Despite prolonged efforts to dispel community objections to the sale of a house to this thoroughly reputable and respectable businessman and his family, it was not possible for the purchaser to obtain the dwelling that he wanted. Conferences of Commission staff with responsible local leaders launched a campaign of speaking engagements and local publicity that highlighted the unfairness and community danger of such hostility to housing changes.

Incendiary Vandalism Against a Non-White Family - Case C-7 3-225

An apartment in a row house in the Lower Germantown area was rented to a non-white tenant. Neighbors resented the coming of a non-white tenant in their all-white area. Minor vandalism frightened this tenant out of the apartment. The same measures drove a second non-white tenant from the premises. The property was rented for a third time to a Negro family with several children. At 1:00 A.M. in the morning an explosion shook the rear of the dwelling and set fire to the second and third floor apartments. Vandals had hurled a bottle of some explosive mixture against the rear of the dwelling. None of the tenants were injured but the danger was very grave because children were awakened in fright, and an aging woman who was a member of the family and a cripple, was sleeping in the house. The fire quickly spread to the adjoining home of two elderly women.

Before this very serious incident, the Housing Division staff had worked in the neighborhood to modify tension and organize local leadership. After the fire these efforts were redoubled and every resident of the area for several blocks was contacted as well as many local leaders. Close liaison was maintained with police and investigators of the Fire Marshal's Office. Several community meetings were held in which the neighborhood was organized to oppose such vandalism. The non-white family had to vacate the premises because they were not habitable after the vandalism. Community leaders proved to be reluctant to cooperate with the Commission on everything but the cessation of vandalism. Continued work in this area is called for but limitations of time and manpower have prevented further intensive activity in this community.

Harassment of a Home Seller - Case H1-4-4A

In a North Philadelphia neighborhood a resident decided to sell his home because of ill health. This property owner had experienced many heart attacks in the space of a single year. Neighbors resented the fact that a Negro buyer proposed to buy the property from this ill man. A campaign of threats and harassment by telephone was begun against the owner. Calls in the middle of the night and threats of violence endangered the life of the seller, who contacted the Commission on Human Relations. The Housing Division worked in the neighborhood to reduce hostility and to organize leadership that would work for community understanding of this racial change. A local minister was very cooperative and the Commission's activity relaxed the tension considerably.

Difficulties of a Veteran - Case H3-4-16

A young Negro veteran with six years experience as an officer with the Air Force attempted repeatedly to buy a new home in the Philadelphia metropolitan area and was refused because of his race. The agent of one new housing development told the man, who was a graduate of a well known university and employed in industrial management, that, "You would be an asset to any community," but refused to sell him a home because of his race. The family of the former serviceman had to separate because an adequate dwelling could not be found and the cost of storage for their furniture was severely taxing their budget. This family finally procured a home in an all-white area by having a white friend purchase it for them. They moved into the home under conditions of dangerous community tension and hostility.

Apartment Denied a Professional Woman - Case H5-5-26

A professional woman with wide experience in international social service work came to Philadelphia to fill a position with a national organization. This woman, who was a Negro, attempted to obtain a downtown apartment through various real estate firms. Her reputation and qualifications were beyond reproach. She was made aware that practically all the better apartment houses were extremely reluctant to rent her a dwelling. In most instances they would not rent to her under any circumstances. Efforts of white friends to intercede for her with several real estate firms were of no avail. Complaints against six different real estate agencies were filed with the Commission on Human Relations by the woman. The Commission was unable to persuade the real estate firms to alter their "no Negroes permitted" policies.

Property Owner Harassed for Renting to Negroes - Case H7-4-39

The elderly owner of a property in West Philadelphia rented apartments to non-white families because he did not believe in racial discrimination. This man was subjected to threats and his apartment house suffered vandalism and harassment by juveniles who were encouraged to prey upon the property by neighbors who resented the fact that Negro families lived there.

Italian-American Refused Land for a House - (No case Docketed)

A very prominent businessman who has been cited by the U.S. and the Italian government for his services in post-war reconstruction, complained to the Commission on Human Relations that he had been refused the purchase of land on which to build a house in the Philadelphia suburbs because he was of Italian descent. This gentleman's civic contributions were widely recognized both in Philadelphia and New York. The Commission on Human Relations was not able to attempt to assist this eminent person because his complaint involved an area beyond the city limits.

Puerto Rican Family Evicted - Case C-6-8-221

A young couple of Puerto Rican background rented an apartment in a private dwelling. Their qualifications were exemplary. The day after they moved in they were given notice to leave by the landlady because she had recieved complaints from neighbors who did not want Puerto Ricans in the area. The family moved at considerable distress to themselves, and the neighborhood two years later still has no Puerto Rican or non-white residents.

Apartment Denied Because of Restrictive Agreement- Case H3-5-17

A woman decided to move her family five blocks to a larger apartment. The family was Negro and had very good references and income. The real estate agent handling the apartment told the woman that he could not rent the apartment because it was on one side of a street where the owners had all agreed not to rent or sell to Negroes. The Commission on Human Relations received the complaint, but was unable to persuade the owner to disregard his agreement with his neighbors.

A Businessman Quits Real Estate Because of Discrimination Practices Case H8-2-43

In the course of an investigation it was revealed that a lawyer and businessman active in religious circles in his faith terminated his connection with a real estate office in which he had been a partner because of the unfair racial and ethnic discrimination that he found widespread in the housing field. He explained his action by stating that discrimination was so prevalent and unfair in the field that he could not, in conscience, engage in a business that so frequently contradicted the principles of the religious groups with which he worked.

Urban Planning Project

COMMISSION ON HUMAN RELATIONS
625 CITY HALL ANNEX
PHILADELPHIA 7, PENNSYLVANIA

WHAT TO DO ABOUT NEIGHBORHOOD STANDARDS

One of the most common fears among some residents of racially changing neighborhoods is that the neighborhood standards will decline, or that the buildings in the area will be abused or exploited. Often in fact, these residents would have no objection to racial change in itself, if they could feel assured that neighborhood standards are going to be well kept up and even improved. Here is where neighborhood leaders face their greatest challenge and opportunity. Neighborhood standards are best protected when residents are alert and united in support of good conditions. But neighborhoods, like people, can get lethargic and indifferent. Sometimes the fact of some changes taking place may be just what it takes to awaken a neighborhood to its problems, needs, and possibilities. Where should neighborhood leadership begin?

There are some basic rules to remember in working to clear up undesirable neighborhood conditions and improve a community's surroundings. First, know the facts about local conditions and have these facts documented. Suspicion, vague complaints or unproven charges are of no use to public or private agencies that are set up to help you. These agencies can only work on the basis of facts.

Second, know what agencies and organizations are most concerned with the particular problem on which you want action. We'll come back to discussing these agencies in a moment.

Third, organize support for your cause in a businesslike manner with clear purposes and good representation. Emotional mass protests or disorganized gripe campaigns simply complicate matters and are usually not efficient or constructive. Depending on the circumstances, you may find it appropriate to organize on a short-term basis to act on just one problem that needs work. Or you may see several things that need doing, and so may see need for some sort of ongoing neighborhood association. In either case, the Commission on Human Relations, Room 625 City Hall Annex (MU 6-4670) will be glad to consult with you. Further help and counsel may be had from your area office of Health and Welfare (see list below), or from the Philadelphia Federation of Community Councils, Parkway at 21st St. (LO 4-3400).

Now to list some types of neighborhood problems, and indicate some of the agencies which are concerned to help you with them.

1. Housing. Problems related to violations of the Housing Code, including overcrowding, dilapidation, fire hazards, faulty plumbing or heating, etc. etc. Contact: The information and complaint clerks of the City Department of Licenses and Inspections, City Hall Annex, 2nd floor (MU 6-2463,64,65,66).

Also the Philadelphia Housing Association, 1717 Sansom Street (LO 3-2485), a Community Chest organization. Much information on these problems will be found in the reference folder, "Partners for Good Housing: a Guidebook for Tenants, Landlords and Homeowners," prepared by the Philadelphia Housing Association, and distributed by the Department of Licenses and Inspections.

2. Zoning. Problems related to the Zoning Code, or to changes in the use of a building or of land.
Contact: Same as above, the information clerks, 2nd floor, City Hall Annex (MU 6-2463,64,65,66). The Zoning Division of the Department of Licenses and Inspections posts notices of proposed changes on properties, telling when and where persons may go for a hearing on a proposed change. The Division also investigates violations and checks permits for building alterations.
Also: the Citizens' Council on City Planning, 1717 Sansom St. (LO 4-5635) has a Zoning Alerting Service which will inform your group of all zoning changes for a charge of $15.00 a year. Many neighborhood groups find this a very useful service. To a group which is a member organization in the Citizens' Council, the charge for the Alerting service is reduced to $10.00.

3. Streets. Problems related to street repair, lighting, traffic signs and conditions, street surveys and design, garbage and trash collection (sanitation).
Contact: Department of Streets, 925 City Hall Annex, (MU 6-5562).

4. Real Estate Assessments.

Contact: Board of Revision of Taxes, Room 302, Commercial Trust Building (MU 6-4334)

5. Property Records and Deeds. The ownership of a property is usually a matter of public record fairly soon after any transfer is made. Information of this kind cannot be given by telephone, but you may look it up in the Records Department in City Hall. If you know only the location, go to the Registry Room, 163, or if you have fuller information, go to the Index Room, 170.

6. Police Service . Problems of law enforcement, community nuisances and juvenile behavior can be discussed with your local police district. Know what district you are in. Find out the commanding officer's name and get in touch with your local Police Community Relations Officer. Remember, your best insurance against crime is to cooperate with your local police officers, and alert them when indicated. Know them well.

7. Bars, Taprooms, Cafes. Problems related to places where alcoholic beverages are sold can be discussed with the Pennsylvania State Liquor Control Board, which licenses and supervises drinking establishments. Consult the Liquor Control Board in the Bureau of Licensing and Enforcement, 1400 Spring Garden St. (LO 8-4000, ext. 377).

8. Neighborhood Tension or Incidents. Problems of tension, violence, vandalism or bigotry related to race, religion or ethnic background should be brought to the attention of the Commission on Human Relations, Room 625, City Hall Annex (MU 6-4670) or to the Philadelphia Fellowship Commission, 260 S. 15th St. (KI 5-8430). These two agencies, the first one part of the City government, the second a civic agency, handle cases of discrimination, for instance, against Puerto Ricans, Jews, Negroes, people of various nationality groups. Situations involving a violation of the Pennsylvania Human Relations Act, which forbids discrimination in housing and public accommodations, may be referred directly to the Philadelphia office of the State Human Relations Commission, Mr. Harry Wagner, 1401 Spring Garden St., (LO 8-4000, ext. 8080.)

We have been discussing problems in the improvement of neighborhood conditions. Let's finish off with four more topics with which it is of prime importance to a good neighborhood to be actively and positively concerned.

9. Schools. Nothing is more basic to a community than to have fine schools! Take an active interest in your neighborhood school, and discuss your questions and any concerns with the principal. You can also get information from the District Superintendent of Schools for your area, or from Mr. Louis Bellen, Human Relations Coordinator for the Board of Education, 21st and the Parkway (LO 4-3800). Another resource is the Citizens Committee on Public Education in Philadelphia, 1538 Land Title Building (LO 3-5273). Schools improve in neighborhoods where people work steadily and with imagination at one aspect after another of school life in relation to children's needs and community aims.

10. Recreation. Conditions related to play space, recreation facilities, and how they are staffed and operated, can be discussed with the Department of Recreation, Room 424, City Hall Annex (MU 6-3600.) Here again is an opportunity for the creative use of the possibilities in your neighborhood.

11. Health, Welfare and Recreation Planning. The Philadelphia District, Health and Welfare Council, Inc., has its headquarters at 1617 Pennsylvania Boulevard (LO 8-3750.) Here is a broadly based and highly useful agency with which to consult on all sorts of problems about neighborhood health, welfare, recreation, leisure-time opportunities, and the problem of getting a new neighborhood organization off the ground. Contact your local area or section office:

Northeast 4700 Frankford Ave., CU 8-6422

North Central 1900 N. Park Ave. ST 2-9911

Columbia Section: same as above.
Poplar Section: 703 N. 8th St., WA 3-1544
"West of Broad" Section : 1704-10 N. 22nd St., PO 3-0756

Northern 151 W. Luzerne St., DA 9-8939

Southern in George W. Childs School, Room 206, 17th and Tasker, HO 5-1509.

West 635 S. 42nd St., EV 2-7518

Northwest Germantown Community Council, Vernon Park, Germantown. GF 8-9044

12. Neighborhood Planning. If you and your neighborhood becomes really involved and concerned with making and keeping your area a fine part of Philadelphia, you will want to turn for perspective and counsel to the City Planning Commission, 9th floor, 1317 Filbert St. (MU 6-4607) or the Citizens Council on City Planning, 1717 Sansom St. (LO 4-5635).

Good luck with your enterprise! And remember, your City Councilman may be able to assist you in dealing with any of these problems. Do you know him? Keep him informed.

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DELAYED ACTION PROBLEMS IN CHANGING NEIGHBORHOODS

by DENNIS CLARK

WORKING with racial changes in the housing field is a bit like being in the kind of Western television movie where the narrator breaks occasionally and says, "Meanwhile, back at the ranch. . ." some troublesome event is taking place. In the agencies that are concerned with racial change, with their small budgets and limited staffs, the same kind of line could be used for there are a great many events in progress. If we alter the line to "Meanwhile, back at the changing neighborhood. . ." we can look into some problems that have not received adequate attention because we have been so busy with the whole field of racial change in Little Rock, Levittown, Pennsylvania and elsewhere.

Most of the comment about the subject of racial change at the neighborhood level since World War II has focused upon the first effects of non-white entry into all-white areas. The most prominent reaction of new Negro neighbors has been what writers refer to as "panic". This condition includes the anxiety, confusion and misunderstanding that result in hasty sales of home by whites and community unrest that is often wilful and tragic. This first phase of racial change activates fears in the minds of white residents: fear of property devaluation and loss of social prestige, fear of neighborhood deterioration and crime and fear of panic itself and what such panic will lead people to do. This initial phase of racial change is a sort of shock period, because it may be an entirely novel occurrence in a community and because violence or threats of violence are at times involved. For this reason the "panic" problem has been examined closely, and many programs have been set forth to deal with the unrest that greets the first Negro families moving into a neighborhood. The Philadelphia Commission on Human Relations, for instance, has an excellent community leader's kit of program materials and a sound filmstrip on this problem. Such programs aimed at neighborhood "panic" have helped many communities to deal with racial change in a common sense fashion.

There are persistent difficulties, however, that follow the first phase of neighborhood changes and disturb residents even in a "mixed" neighborhood where the first effects of racial change are weathered. It would be unrealistic and unfair to everybody involved if it were not pointed out that there are "delayed action" problems common to most interracial neighborhoods, where citizens are trying to overcome generations of prejudice and false social ideas; community leaders especially should be prepared for these conditions.

The acceptance of racial change is a psychological and spiritual problem for a great many people in American communities. As such this problem goes deep into personality. It involves a whole scale of conscious and unconscious conditioning, subtle reactions and struggles of the will. It cannot be expected that such a problem can be solved by a few adult education sessions or block meetings. It may take the average white person who has been segregated from non-Whites in housing and community affairs a long time to unravel the difficulties that his own feelings and viewpoint present.

There is no definite timetable for gauging when these "delayed action" problems arise. Neighborhood panic itself may last for as long as three years depending on the neighborhood and housing type. Providing that an area does not suffer a major turnover in which a wholesale white exodus occurs, there is generally a relaxation of anxiety and tension after the first new Negro families have moved in. The

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Mr. Clark, of the Philadelphia Commission on Human Relations, is co-author, with John McDermott of "Helping the Panic Neighborhood."

change has come, and unless there are aggravating influences, people settle down a bit even though they may still strongly resent the change. Communities, like biological organisms, can't stand tension constantly, so they tend to relax and life goes on normally—or seems to. This is usually when the second phase of racial change begins. This delayed backlash of racial change can stir things up in an interracial area very easily, pushing the tension upwards once more to the danger point.

There are many neighborhoods that have received Negro families for the first time in the great decade of mobility and prosperity since 1947. Some of these communities have worked hard to control racial panic and to foster good interracial neighborhood life. The areas that have succeeded in controlling panic and developing leadership for integration are of very high importance. They are the areas that will be watched to test the value of residential desegregation and they are the areas that are charting the future of democratic interracial housing patterns. These neighborhoods, having faced "panic" and dealt with it, are now confronted with "delayed action" problems that threaten interracial living.

My work with interracial neighborhoods leads me to believe that the following are the major difficulties that come to the fore in the second phase of neighborhood change:

The Segregation Push—There is a tremendously strong tendency for interracial neighborhoods to become all Negro even though they may be a good distance from actual heavy concentrations of non-white population. Real estate agents will divert white prospects and promote Negro prospects exclusively in an area despite the fact that the area may have responded well to racial change and be fairly stabilized. To some people non-white entry means automatic efforts toward total turnover and segregation. This sort of pressure may have to be fought by good interracial neighborhoods for ten years or longer. It is an extension of the real estate renegade's original panic tactics, but few areas are prepared for the long term treatment they receive from the segregators. Some neighborhoods are fighting it. A frequent accompaniment of the trend toward making a segregated island of a neighborhood is the tendency of taproom operators, enterprise to move in and undermine the dry cleaning businesses and other small enterprises to move in and undermine the residential character of an area. In Philadelphia leaders of interracial neighborhoods from various sections of the city have begun to come together to compare notes on how to face such pressures. Some areas have begun their own promotion campaign to promote the advantages and institutions in their areas to attract white home buyers and offset the "segregation push".

School Conditions—It is not only in the South that school integration stirs controversy. Residential desegregation means changing schools in a great many communities outside of the South. Concern over the effects of racial change on schools usually take three forms. First, there is the concern for the academic standards of the school. Bulging classrooms, tighter budgets and teacher shortages have brought considerable attention to bear on the quality of U. S. education in recent years. Racial integration simply magnifies this attention. Second, parents of children in recently integrated schools are likely to be concerned about the proportions that Negro enrollment will assume. White parents are fearful of having their children in the racial minority. Sex fears and a vague uneasiness attend this problem.

Third, a very great number of white parents, especially those in the large cities, fear for the physical safety of their children in interracial schools. The current high rates of delinquency, the criminal actions of numbers of non-whites in underprivileged districts and the feeling of many whites that there is something sinister connected with darker skin color

combine to create a fearful attitude on the part of white parents.

The school often becomes the key to whether or not a neighborhood will remain interracial or become a fully segregated area. Questions such as whether white parents will transfer their children to nearby all-white schools become very important to the entire residential pattern. The school at times becomes the scapegoat and symbol of racial integration for citizens who have only grudgingly tolerated interracial conditions and who distrust the integrity and qualifications of their Negro neighbors.

A vigorous parent-teacher association and good rapport with the school principal and the local supervisor of the school district are part of the answer to this difficulty. The PTA offers a place for persons of different races to come together, but beyond that, a good PTA provides a medium for community airing and sharing of human relations problems. Through such a group measures to promote frank discussion and real understanding can be pursued in an organized way. Suspicions and rumors about the school can be confronted with facts and the role of the school in an interracial neighborhood can be defined.

Class—There is a strongly held notion even among residents who have not moved in flight from racial integration that "... the first Negroes are decent, but the ones that come after are a lower class." Whites have so long thought of Negroes as being lower economic and social standing that they find it hard to believe that there are very many middle class Negro families. Class consciousness does tend to be sharpened in interracial areas. Some whites use class notions to "defend" themselves against close contact with Negro neighbors, while some families emphasize class distinctions and symbols to "prove" themselves acceptable to white residents. The little snobberies that people have developed take on a new meaning.

The only remedy for this condition is the kind of neighborhood democracy that looks beyond petty differences to what people really are. In a time of vast and rapid social and residential mobility neighborhoods can no longer hope to be islands of class devotees. Such a community just does not seem practical today.

The strongest argument that can be set against this exaggerated class consciousness is that neighborhoods do tend to draw people of the same general social level as the existing residents simply because of the price levels of houses and the fact that existing facilities are set up to serve certain levels of social needs. Neighborhoods without second-hand furniture stores, pawnshops and bookmakers hangouts do not suddenly acquire such facilities out of thin air. Middle class neighborhoods usually do not need such facilities, and the kind of resident who does need such facilities will probably not move to a middle class area.

One neighborhood leader commented recently, perhaps with tongue in cheek, that in his area he had reassured white residents about the class status of their new Negro neighbors. His method consisted of mentioning the Negro residents in connection with such activities as golf games, bridge tournaments, extended vacations and participation in professional societies. These activities were symbols of class status in this leader's area and he made sure that Negroes were identified with them.

Social Relations—After the first wave of tensions and anxiety in newly integrated neighborhoods have subsided the normal, day-today relationships between people come to the fore. The big differences between white and Negro that many white residents expected do not materialize. Instead, it is the ordinary behavior and attitude of Negro families that become the focus of attention. White residents are still somewhat distant and curious. Generally, they are a bit reserved even with the

friendliest intentions, and the day-to-day casual relationships of neighborhood life are not developed. A recent survey of integrated areas in Connecticut made by the Connecticut State Commission on Civil Rights indicated that there remained, despite physical integration, an extensive social gap between white and Negro families. A kind of cool "co-existence" seems to pervade the neighborhood that has recently experienced moderate racial change. In this kind of atmosphere little things assume great importance. Little differences become magnified. White residents focus their uneasy gaze upon entirely natural small relationships and distort the significance of trivial items of behavior. Physical contacts such as the shaking of hands or the wrestling of two children arouse a strange attention. Mannerisms, speech differences, food preferences and differences of dress receive unusual attention. Many Negro families are only one or two generations removed from the South, and certain Southern pronunciations, food preferences and expressions are still present among them even though they may be part of the urban industrial North in most of their habits and customs. These vestiges of Southern background are often exaggerated by whites, and instead of remaining details of family culture such as exist in all families they are regarded as signs of major differences by white observers.

Because of the long education of our white population in the folklore of racial "difference" it is very hard for many people to carry on normal relations with Negro neighbors. Negroes themselves often harbour suspicions and grudges about contacts with whites who have perhaps seemed arrogant and "stuck-up" in various situations. The process of re-education is a long one that can only be carried according to the time honored practice of convincing people of how much they have in common. The direct, interpersonal experience of interracial living with, all of the natural contact, stresses and opportunities that such living involves, is the only method of establishing the mutual acceptance and sympathy that ordinary social relationships imply.

Apathy—American neighborhoods are, it seems, particularly prone to lapse into long comas of civic indifference. After a racial change occurs there is at times some show of responsibility about community relations problems. If there is no total panic, good leadership may organize an area. Racial change often benefits communities in this respect. But when the novelty fades and Negroes are, to a degree, accepted as residents, the interest of local people declines. Perhaps the unfair tactics of real estate brokers tapers off, or perhaps the number of non-white families moving in dwindles because of tight mortgage money. The gains in leadership interest and organization begin to fall apart. Some people even brag that the changing neighborhood problem for their area is solved and ignore slowly developing conditions of tensions, school problems or cases of steady ostracism.

Some intergroup relations organizations have programs that seek to train community leaders to deal with neighborhood racial change. Such programs should place heavy emphasis upon the fact that local racial problems are seldom solved in a year, or two. The social distance that has built up over many decades between racial groups simply does not dissolve for most people because there has been a little contract or a few meetings full of brotherhood slogans.

A long term, sustained effort is needed to guide communities out of the negative atmosphere of racial exclusiveness. This particularly is true of the interracial neighborhood, because such areas become the targets of many tension-producing influences. As long as there is a housing market that is broadly subject to racial restrictions, the racially changing neigh-

borhood will be subject to abnormal pressures and conditions. Unfair real estate tactics, extraordinary concentration of pent up Negro home buying power and the abnormal reactions of white residents who feel that integration makes their area strange and inferior are some of the difficulties that persist in interracial neighborhoods. Leadership training with respect to racial change must take into account the long term problems that racial change brings. If an area can be organized there are many program ideas that leaders can use to keep apathy from frustrating good community development in human relations. What seems to be lacking is an understanding of the long term nature of the problem. Human relations problems, like those involving education, traffic, recreation and housing quality, will always be around in one form or another.

People who accept the responsibility for bringing about peaceful racial integration at the neighborhood level cannot do so through one-shot or piecemeal efforts. To get community leaders, even seasoned ones, to understand this is to run the risk of painting a discouraging picture of interracial problems. Local leaders, however, are capable of surprising sacrifices and hard headed wisdom. Some are beginning to recognize that they are indeed on a new frontier in working to build strong local life in the American urban scene. The smug isolationism of sealed off neighborhoods is passing. The inefficiency and expense of deserting neighborhoods as soon as a problem arises is being revealed. The attractions of strong community life are more and more evident. Dealing with the "delayed action" problems of racial integration will produce the kind of neighborhood cooperation that will be more than a match for the jerry builders, exploiters and short-sighted men who have been the plague of our local community life in the past.

Urban Planning Project

COMMISSION ON HUMAN RELATIONS
800 COMMERCIAL TRUST BUILDING
PHILADELPHIA 2, PENNSYLVANIA

DO REAL ESTATE VALUES NECESSARILY DROP WHEN NEGROES MOVE IN?

Three real estate opinions:

"Neighborhood values in areas newly occupied by colored people have sharply increased and will continue to increase."

George W. Beehler, Jr., Rev. of Society of Residential Appraisers, Sept., 1945, p. 3

"All real estate values rest ultimately either on the income or rent-paying abilities of the occupants."

Oscar I. Stern, Rev. of Society of Residential Appraisers, Jan., 1946, p. 4

"Actually whether prices rise or fall depends upon the extent of the demand and the ability of the market to bid up prices, and has nothing to do whatsoever with racial characteristics."

Belden Morgan. Rev. of Society of Residential Appraisers, March, 1952, p. 9

A social scientist:

"It is the rapid and panic-inspired movement of the whites out--rather than the movement of a few Negroes in--that leads to the fall in property prices in areas where Negroes enter."

Robert C. Weaver. "The Negro Ghetto." Harcourt, Brace and Company, 1948, p. 297

A newspaper opinion:

"Nobody has ever proved that what makes a neighborhood deteriorate is the color or creed of the people who move into it. The real cause is changing use of property. When a speculator buys a three-family apartment building and cuts it up into warrens for 18 families, it is the overcrowding and intense use of the building, not

the race of the tenants, which contributes to neighborhood decay."

The Chicago Sun, Jan. 27, 1948
(Editorial)

Two trade journal opinions:

"An arresting but still insufficiently known fact is that Negroes who buy homes in transition neighborhoods do not depreciate their value. The first few sales to Negroes often depress market values temporarily. But after the wave of scare-selling subsides, prices generally climb past where they were before."

House and Home, April, 1953, p. 47

"In recent years more and more experts have put forth studies debunking the once widely held notion that property values slide in transition neighborhoods."

House and Home, April, 1955, p. 194

Three scientific studies:

"After the scare-selling period, the prices of property in the area of transition go up sharply until they reach the high level prevalent in the old minority group area and are considerably higher than those in equivalent areas occupied by the majority group."

Arnold M. Rose, etc., American
Sociological Review, Oct., 1953,
p. 498

"The sales records gave no evidence of any relation between the racial composition of the area and housing values."

Chester L. Hunt. Social Problems,
Winter, 1959 - 1960, p. 200

"Two broad conclusions stand out: First, price changes which can be connected with the fact of non-white entry are not uniform, as often alleged, but diverse. Depending on circumstances, racial change in a neighborhood may be depressing or it may be stimulating to real estate prices and in varying degrees. Second, considering all of the evidence, the odds are about four to one that house prices in a neighborhood entered by non-whites will keep up with or exceed prices in a comparable all-white area."

Luigi Laurenti. Property Values and
Race: Studies in Seven Cities.
University of California Press, 1960,
p. 52

Urban Planning Project

COMMISSION ON HUMAN RELATIONS
625 CITY HALL ANNEX
PHILADELPHIA 7, PENNSYLVANIA

WHAT TO DO ABOUT NEIGHBORHOOD STANDARDS

One of the most common fears among some residents of racially changing neighborhoods is that the neighborhood standards will decline, or that the buildings in the area will be abused or exploited. Often in fact, these residents would have no objection to racial change in itself, if they could feel assured that neighborhood standards are going to be well kept up and even improved. Here is where neighborhood leaders face their greatest challenge and opportunity. Neighborhood standards are best protected when residents are alert and united in support of good conditions. But neighborhoods, like people, can get lethargic and indifferent. Sometimes the fact of some changes taking place may be just what it takes to awaken a neighborhood to its problems, needs, and possibilities. Where should neighborhood leadership begin?

There are some basic rules to remember in working to clear up undesirable neighborhood conditions and improve a community's surroundings. First, know the facts about local conditions and have these facts documented. Suspicion, vague complaints or unproven charges are of no use to public or private agencies that are set up to help you. These agencies can only work on the basis of facts.

Second, know what agencies and organizations are most concerned with the particular problem on which you want action. We'll come back to discussing these agencies in a moment.

Third, organize support for your cause in a businesslike manner with clear purposes and good representation. Emotional mass protests or disorganized gripe campaigns simply complicate matters and are usually not efficient or constructive. Depending on the circumstances, you may find it appropriate to organize on a short-term basis to act on just one problem that needs work. Or you may see several things that need doing, and so may see need for some sort of ongoing neighborhood association. In either case, the Commission on Human Relations, Room 625 City Hall Annex (MU 6-4670) will be glad to consult with you. Further help and counsel may be had from your area office of Health and Welfare (see list below), or from the Philadelphia Federation of Community Councils, Parkway at 21st St. (LO 4-3400).

Now to list some types of neighborhood problems, and indicate some of the agencies which are concerned to help you with them.

1. Housing. Problems related to violations of the Housing Code, including overcrowding, dilapidation, fire hazards, faulty plumbing or heating, etc. etc. Contact: The information and complaint clerks of the City Department of Licenses and Inspections, City Hall Annex, 2nd floor (MU 6-2463,64,65,66).

Also the Philadelphia Housing Association, 1717 Sansom Street (LO 3-2485), a Community Chest organization. Much information on these problems will be found in the reference folder, "Partners for Good Housing: a Guidebook for Tenants, Landlords and Homeowners," prepared by the Philadelphia Housing Association, and distributed by the Department of Licenses and Inspections.

2. Zoning. Problems related to the Zoning Code, or to changes in the use of a building or of land.
Contact: Same as above, the information clerks, 2nd floor, City Hall Annex (MU 6-2463,64,65,66). The Zoning Division of the Department of Licenses and Inspections posts notices of proposed changes on properties, telling when and where persons may go for a hearing on a proposed change. The Division also investigates violations and checks permits for building alterations. Also: the Citizens' Council on City Planning, 1717 Sansom St. (LO 4-5635) has a Zoning Alerting Service which will inform your group of all zoning changes for a charge of $15.00 a year. Many neighborhood groups find this a very useful service. To a group which is a member organization in the Citizens' Council, the charge for the Alerting service is reduced to $10.00.

3. Streets. Problems related to street repair, lighting, traffic signs and conditions, street surveys and design, garbage and trash collection (sanitation).
Contact: Department of Streets, 925 City Hall Annex, (MU 6-5562).

4. Real Estate Assessments.

Contact: Board of Revision of Taxes, Room 302, Commercial Trust Building (MU 6-4334)

5. Property Records and Deeds. The ownership of a property is usually a matter of public record fairly soon after any transfer is made. Information of this kind cannot be given by telephone, but you may look it up in the Records Department in City Hall. If you know only the location, go to the Registry Room, 163, or if you have fuller information, go to the Index Room, 170.

6. Police Service . Problems of law enforcement, community nuisances and juvenile behavior can be discussed with your local police district. Know what district you are in. Find out the commanding officer's name and get in touch with your local Police Community Relations Officer. Remember, your best insurance against crime is to cooperate with your local police officers, and alert them when indicated. Know them well.

7. Bars, Taprooms, Cafes. Problems related to places where alcoholic beverages are sold can be discussed with the Pennsylvania State Liquor Control Board, which licenses and supervises drinking establishments. Consult the Liquor Control Board in the Bureau of Licensing and Enforcement, 1400 Spring Garden St. (LO 8-4000, ext. 377).

8. Neighborhood Tension or Incidents. Problems of tension, violence, vandalism or bigotry related to race, religion or ethnic background should be brought to the attention of the Commission on Human Relations, Room 625, City Hall Annex (MU 6-4670) or to the Philadelphia Fellowship Commission, 260 S. 15th St. (KI 5-8430). These two agencies, the first one part of the City government, the second a civic agency, handle cases of discrimination, for instance, against Puerto Ricans, Jews, Negroes, people of various nationality groups. Situations involving a violation of the Pennsylvania Human Relations Act, which forbids discrimination in housing and public accommodations, may be referred directly to the Philadelphia office of the State Human Relations Commission, Mr. Harry Wagner, 1401 Spring Garden St., (LO 8-4000, ext. 8080.)

We have been discussing problems in the improvement of neighborhood conditions. Let's finish off with four more topics with which it is of prime importance to a good neighborhood to be actively and positively concerned.

9. Schools. Nothing is more basic to a community than to have fine schools! Take an active interest in your neighborhood school, and discuss your questions and any concerns with the principal. You can also get information from the District Superintendent of Schools for your area, or from Mr. Louis Ballen, Human Relations Coordinator for the Board of Education, 21st and the Parkway (LO 4-3400). Another resource is the Citizens Committee on Public Education in Philadelphia, 1538 Land Title Building (LO 3-5273). Schools improve in neighborhoods where people work steadily and with imagination at one aspect after another of school life in relation to children's needs and community aims.

10. Recreation. Conditions related to play space, recreation facilities, and how they are staffed and operated, can be discussed with the Department of Recreation, Room 424, City Hall Annex (MU 6-3600.) Here again is an opportunity for the creative use of the possibilities in your neighborhood.

11. Health, Welfare and Recreation Planning. The Philadelphia District, Health and Welfare Council, Inc., has its headquarters at 1617 Pennsylvania Boulevard (LO 8-3750.) Here is a broadly based and highly useful agency with which to consult on all sorts of problems about neighborhood health, welfare, recreation, leisure-time opportunities, and the problem of getting a new neighborhood organization off the ground. Contact your local area or section office:

Northeast 4700 Frankford Ave., CU 8-6422

North Central 1900 N. Park Ave. ST 2-9911

Columbia Section: same as above.
Poplar Section: 703 N. 8th St., WA 3-1544
"West of Broad" Section : 1704-10 N. 22nd St., PO 3-0756

Northern 151 W. Luzerne St., DA 9-8939

Southern in George W. Childs School, Room 206, 17th and Tasker, HO 5-1509.

West 635 S. 42nd St., EV 2-7518

Northwest Germantown Community Council, Vernon Park, Germantown. GF 8-9044

12. Neighborhood Planning. If you and your neighborhood becomes really involved and concerned with making and keeping your area a fine part of Philadelphia, you will want to turn for perspective and counsel to the City Planning Commission, 9th floor, 1317 Filbert St. (MU 6-4607) or the Citizens Council on City Planning, 1717 Sansom St. (LO 4-5635).

Good luck with your enterprise! And remember, your City Councilman may be able to assist you in dealing with any of these problems. Do you know him? Keep him informed.

Urban Planning Project

filmstrip focuses attention on neighborhood integration

produced by:

Philadelphia Commission on Human Relations

Room 800 — Commercial Trust Building

an official city agency

showings can be arranged by calling municipal 6-9700 ext 782

"You don't understand! That little girl . . . her parents just bought the house across the street."

The Commission's new filmstrip, "The House Across the Street," a dramatic story of a changing neighborhood is now available for public showings.

The filmstrip is designed as a visual aid to the Commission's continuing efforts to remove racial and religious restrictions from the housing market and to counteract panic and flight when a neighborhood is undergoing racial change.

It tells the story of a family faced with the prospect of having Negro neighbors living in the house across the street and how this family and its neighbors view this as an impending tragedy. In graphic detail the story relates the care with which a Commission representative points out the dangers inherent in some attitudes about race and the threat this poses to the peace and stability of the neighborhood.

"Mother . . . this is Laura Norris."

The Norrises proved themselves as individuals. As they prospered, they planned to give their son and daughter some of the luxuries of a democracy . . .

At the school meetings there was a chance to get acquainted, to evaluate, to judge the individuals.

The changing neighborhood provides a test of those moral principles on which our nation is founded . . . the principles on which our children must grow and endure.

Summary of the film....

"PROPERTY VALUES AND RACE"

FACT OR FICTION...? Belief: Property values always drop when a nonwhite family moves into a white neighborhood.

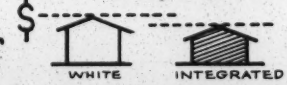
SCIENTIFIC INQUIRY An economist, Dr. Luigi Laurenti, put this belief to scientific test by a five-year analysis of 10,000 home sales in San Francisco, Oakland, and Philadelphia. With the aid of expert appraisers and local brokers, all-white areas were carefully matched in every important price-determining respect with racially-mixed districts of up to 60% nonwhite population. A total of 39 neighborhoods, averaging 10 to 15 blocks with 200 to 350 single-family, owner-occupied homes, were compared to discover any price differences. Sales data were collected from the period well before entry of nonwhite families and continuing over several years of mixed occupancy.*

FINDINGS

In 40% of the Comparisons
No difference

In 45% of the Comparisons
5 to 26% higher

In 15% of the Comparisons
5 to 9% lower



VERIFICATION And in 1961, to study further developments in Dr. Laurenti's San Francisco neighborhoods, the Council for Civic Unity checked thousands of recent home sales. Similar studies, by other independent researchers, were made in Chicago, Kansas City, Detroit, Portland, Albany, Rochester and New York. All these studies have verified Dr. Laurenti's findings: **That the entry of nonwhites into previously all-white neighborhoods is much more often associated with price improvement or stability than with price lowering.**

VERIFICATION The San Francisco Regional Director of the Federal Housing Administration, Robert Macduff, states that in the long experience of his FHA office, there has been no instance of retardation of prices because nonwhites have moved into a neighborhood. If white residents panic and flood the market with several homes for sale in the same block, prices may go down temporarily, but soon readjust.

VERIFICATION As long ago as 1946 and 1945, two well known appraisers, Oscar I. Stern and George W. Beehler, Jr., wrote in the **Review** of the Society of Residential Appraisers: ". . . the axiom that colored infiltration collapses the market is no longer true," and, "Neighborhood values in areas newly occupied by colored people have sharply increased and will continue to increase."

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*Dr. Laurenti's study has been published as **Property Values and Race,** University of California Press, Berkeley: 1960: $6.00.

VERIFICATION An internationally-known housing expert in New York, Charles Abrams, stated: "It is not the race, religion or color of a group that affects value but a complex of factors which differ in each case. What many Realtors forget is that there are, among all minorities, good and bad folk, cultured and ignorant, socially acceptable and socially abominable. Most Americans are minorities of one sort of another."

VERIFICATION Mrs. Marian Yankauer Perry, author and attorney said about the Rochester and Albany study: "We were unable to ascertain one single instance where the arrival and the presence of the Negro family had depreciated property values in that neighborhood. Individual houses being put up for sale in new housing developments nearby were sold without difficulty and at advantageous prices to the sellers, and in all cases to white families." But, she added, unscrupulous operators often made fat profits by buying from whites at a "panic price" and selling to Negroes at a high price.

VERIFICATION White residents of racially mixed neighborhoods in San Francisco, Berkeley and Marin County, state in the film that their property values have continued to rise.

CONCLUSION **A widely-held myth has been exploded by careful and objective research.**

PROPERTY VALUES AND RACE is a 24-minute, 16 m.m., black and white, sound film. Purchase cost: $100.00 per print, including 1,000 copies of above summary. Additional summaries: 10 for 25¢; 25 for 50¢; 100 for $1.50.

Produced by: COUNCIL FOR CIVIC UNITY — 437 Market Street — San Francisco 5, California. 100

Urban Planning Project

Some Suggestions About Neighborhood Meetings

In Racially Changing Areas

What Kind of a Meeting?

There are three kinds of meetings that have been held successfully to deal with problems in racially changing areas:

1. Block Meeting - which includes residents of a single block of a street. This type of meeting is usually small, very informal. Any block resident is eligible to participate. This meeting has the advantage of real grass roots contact and a very democratic basis. On the other hand, it may be hard to find leadership on a single block. If blocks federate, the resulting group may become top heavy with organization since every block in a neighborhood would be represented.

2. Neighborhood Leadership Meeting- includes the key persons, opinion makers and most informed residents of an area. Very often this kind of meeting is called by some institution (church, synagogue, etc.) and representatives may be from other institutions. This group can bring strong, intelligent influence to bear on problems, but may not have adequate knowledge of the feelings and tendencies of the residents of particular blocks.

3. Simple Membership Meeting - includes anyone in the entire neighborhood who is committed personally to working on the changing neighborhood problem. Participation can be drawn from many areas of the neighborhood. These groups are usually most efficient and are composed of reliable people. As disadvantages, these groups have to contend with the danger of becoming isolated elites or personalized cliques instead of networks for neighborhood education.

Any of these meeting types or combinations of them may be used depending upon the needs of your area. Certain other factors about such meetings should be stressed:

1. The meeting should be small (25 people top limit). To discuss racial change, a question that is emotionally loaded for many people, in a large group is usually a mistake. The meeting should be called or chaired by someone from the area who is : a. known, b. respected, c. not unacceptable to residents because he is highly controversial.

Philadelphia, Pa.

This is worthwhile suggestion list. I believe these have been lifted from some other source. (3/16/66)

2. Although the meeting should be open to all residents, some care should be taken to insure that the clear majority of those attending are stable and reasonable people. Extremists should be in the minority.

3. The meeting should be held on "neutral" ground, that is, a place that people will feel free to come to without feeling that they are under the auspices of any specific religious, political, ethnic etc. group.

4. It is preferable to hold block meetings in a home. This is an informal atmosphere that sets a tone of neighborliness. Evening meetings are best, but shopping nights and those on which important or popular TV shows are scheduled should be avoided. The meeting time should be late enough so that parents can put children to bed before attending.

5. The meeting should preferably be held shortly before the first Negro family moves in. People want to talk about this subject then.

6. Be sure that the purpose of the meeting is clear. Take care to avoid any rumor or suggestion that the meeting is being held to keep non-whites out of the area. The meeting must be clearly designated as one at which the question of neighborhood change will be discussed.

7. Be sure that leadership is firm enough to set an informal friendly tone for the meeting. Opposing points of view should be freely accepted, but conflicts should not be violently expressed. The tone of controversy should not dominate. The tone of reasonable, practical discussion should.

8. Set specific goals for the meeting. Responsibility should be fixed and some provision should be made for people to report back.

9. Keep track of time. Having some coffee and tea on hand for the session adds a note of relaxation and friendliness.

Urban Planning Project

CITY OF PHILADELPHIA
COMMISSION ON HUMAN RELATIONS
625 City Hall Annex
Philadelphia 7, Pennsylvania

HOW TO COPE WITH REAL ESTATE PRESSURE TACTICS

When a Family of a Racial Group New to Your Neighborhood Moves In

A. When you receive postal cards or ads from brokers:

1. Note date, name of broker, address of house cited as sold.

2. Mark face of card "Refused--return to sender," and return to postman or put back in mail slot for the postman.

B. When you receive phone calls or personal visits from brokers:

1. Before you listen to the solicitation, ask, "Who is this speaking? Are you a licensed real estate salesman?" If the reply is "No," say, "Then let me speak with a licensed broker of this firm. I do business only with licensed brokers."

2. This may end the conversation, but note date, name of firm, name of person calling, any evidence received as to where a telephone call was made from (an office or a home).

3. If you do talk with a licensed salesman or broker, you might explain:

   a. That you object to this kind of solicitation.

   b. That you ask him definitely to see that his firm does not trouble you this way again.

   c. That if you are approached again by his firm you propose to report this to the Commission on Human Relations and to your neighborhood association, because such solicitation after your request to stop it is now forbidden by the Penna. real estate licensing regulations.

   d. That if you have occasion to sell, you will not use a firm that uses these tactics of impersonal solicitation.

   e. That you belong to the.....(Neighbors Association) which opposes these panic-creating pressures.

4. Important: Take these records of your experience to your block or community organization. Be especially sure to report any misrepresentation of fact.

C. Use of signs:

1. A number of "For Sale" signs displayed at one time on one block may increase panic selling. If there is any likelihood of this, urge neighbors who have legitimate reasons for selling to work through brokers and advertising instead of using signs.

2. "Sold" signs serve no purpose except to advertise a particular real estate firm. They mar the appearance of a block and may increase panic selling.

3. Both "For Sale" and "Sold" signs are now subject to a city ordinance, Section 9-608 of the Philadelphia code for service businesses, which forbids having them on the premises for more than 7 days after an agreement of sale has been signed. If you observe a "Sold" sign which has been up for eight days, or if you can vouch for the fact that a "Sale" sign is up more than a week after an agreement of sale has been reached, please notify your neighborhood association, or telephone the Housing Division, Commission on Human Relations, MU 6-4687. Give the house number, and the name and address or telephone number of the real estate office. Your name will not be used by the authorities in requiring the office to remove the sign.

4. In some neighborhoods under pressure of much soliciting, people have displayed signs in window or elsewhere, saying, "THIS HOUSE IS NOT FOR SALE" or some similar wording.

Note: Local Philadelphia groups have the permission of the Commission on Human Relations to reproduce this article for distribution under the name of their organization if desired.

6/28/62

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FORMAT FOR PARLOR MEETINGS
on Fair Housing

Changing Neighborhoods: Problems - Facts - Solutions

1. At 8:30 P.M. (or as close as possible to that time) the host will welcome the guests briefly and introduce the Discussion Leader and Resource Person for the evening or serve as Discussion Leader himself.

2. The Discussion Leader will begin by reading the Introductory Remarks and the Dicussion Questions. Each question should then be discussed separately. After discussion is completed on a question, or after the time allotted has been used, the Discussion Leader will ask the Resource Person to present the facts relative to that question if these facts have not come out during the discussion.

3. After all of the questions have been discussed, or at 10:30 P.M., the Discussion Leader will distribute the Good Neighbor Pledge cards and read the closing statement.

4. The Discussion Leader will be asked to write a brief summary of the sense of the meeting for use at a culminating meeting.

INTRODUCTORY REMARKS

Tonight we are here to discuss what is considered one of the major issues of our day: housing, or more specifically, changing neighborhoods. This is a problem which many of us have faced, which some of us are now facing, and which the rest of us must anticipate facing. We cannot, like a child, crawl under the covers; we cannot emulate ostriches and hide our heads in the sand; nor can we shout "Stop the World!"

What then, can we do? To begin with we can become informed of the facts and come to understand the problem. This is why we are here tonight, to achieve understanding.

We have a list of Discussion Questions which covers the crucial elements of the housing problem. Let us condsider them together.

(Discussion Leader begins questions)

Discussion Guide for Resource Person and Discussion Leader P 15

OUR CHANGING NEIGHBORHOODS

1. Question: What really happens to neighborhood property values following the move-in of a Negro family?

Answer: There is absolutely no factual evidence to support the widely-held contention that property values will drop whenever non-white families move into a previously all-white neighborhood. The facts all point in the opposite direction. Since the early 1950's a number of documented studies* have been made in a number of cities (including Baltimore) which prove beyond a doubt that prices are more likely to rise or to remain stable than to decline when Negro families enter all-white areas.

Property values in any area depend upon a variety of factors unrelated to race. Basically, prices fluctuate with supply and demand. If white residents flood the market with more homes for sale than the demand can promptly absorb, there is apt to be an abrupt (although probably temporary) decline in values. If, on the other hand, residents accept Negro newcomers without hysteria, the value of their property will remain stable or may even increase.

In other words, what happens to the value of his property is squarely in the hands of the white homeowner in the neighborhood. If it declines he must place the blame on his own and his neighbors' attitudes and actions.

Since Baltimoreans are inclined to be skeptical as to whether developments in other communities have any bearing on their local scene (have you not heard the insistant remark, "But Baltimore is different"?), we will do well to examine some Baltimore facts and figures.

In 1956 a study was made of four blocks of Longwood Street in the City. The sale prices to Negroes from 1953 to 1955 (when all but a few homes passed from white to Negro occupancy) was compared with the sale prices of the same houses when sold to whites between 1947 and 1953. Price data was obtained on 31 of the 40 homes in the 2500, 2600 and 2700 blocks of Longwood. In the 2500 block the average price increase was $2,700.00 including ground, in the 2600 block about $3,550.00 and in the 2700 block about $2,900.00. The range

*See Equal Opportunity in Housing, A Selected Bibliography of Materials for Study and Use, Compiled by the President's Committee on Equal Opportunity in Housing, Washington, D.C., 1964.

of prices to the Negro purchasers was $11,500 to $17,500.00.*

A later study of property values (1960), in which more than 22,800 residential sales in Baltimore were analyzed, concludes that "property values do not invariably decline when Negroes are admitted to occupancy in previously restricted neighborhoods." There was a tendency for homes under 50 years of age to increase in value when subject to open occupancy.**

The Commission on Race and Housing, in a 10 year study financed by the Fund for the Republic, examined 34 neighborhoods in San Francisco, Oakland and Philadelphia and found that, other factors being equal, the value of the houses in 85% of the cases either showed no significant change or actually increased with the entry of Negro buyers. (Newsweek 9/3/62)

[Note: Do not fail to mention the fact that Negroes pay more than do whites for houses of the same quality.]

2. Question: What happens to the quality of education in neighborhood schools after integration takes place?

Answer: Scientists agree that there are no innate differences in intelligence or talent between whites and other races. So it is not necessarily true that white children will suffer when integration takes place in schools. However, it would be less than honest to claim that classroom teaching in some instances has not had to be modified to meet the needs of culturally deprived Negro or white children. To overcome this problem will take time, wisdom and effort on the part of teachers, parents and planners of curriculum. This is the price we must all pay for the years and years that white Americans prevented Negroes from enjoying the full rights of citizenship.

Planners will have to devise new programs and provide more teachers to help Negro children catch up, the teachers will have to give patient attention to these young people's special needs, and parents will need to devote much more time than ever before to what is going on in the classrooms. They must press for and insist upon new standards of excellence.

[Note: A comment might be made about P.S. #59. This is in a well integrated neighborhood and the school has been successful in maintaining its former high standards for those students who are able to work up to those standards. Integration of this school did not result in lowering of educational level of white pupils!]

*Dr. Clifton Jones, Changes in Cost of Homes With Change in Racial Occupancy, White - Negro, in Four Blocks on Longwood Street, Baltimore, 1956.

**Dr. Homer E. Favor, The Effects of Racial Changes in Occupancy Patterns Upon Property Values in Baltimore, 1960.

3. Question: What about safety on the streets after neighborhood integration occurs?

Answer: As in the case of property values, safety depends on factors that are only indirectly related to race. With infrequent exceptions, the kind of violence that makes neighborhoods unsafe at night are perpetrated by persons who have not shared in the economic benefits of the society in which they live. Since these persons are not able to afford homes in middle class communities, the integration of largely owner-occupied neighborhoods is not a cause of lawlessness.

It is unfortunate that there is sometimes a correlation between areas of substantial Negro residence and poor law enforcement. Residents who are determined to maintain high quality communities can, however, make a concerted and effective effort to gain adequate police protection against lawlessness. One gets the impression that the police department tends to write off integrated neighborhoods, along with all-Negro ghettos, as outside the realm of their control, but insistence by local citizens on proper police protection can have a salutary effect on this condition.

The same, incidentally, is true for the maintenance of streets, sidewalks and alleys, the upkeep of private homes, the orderliness of private yards, the provision of adequate lighting and the efficient disposal of garbage and sewage. City services can be effectively insisted upon by local residents. If results are not readily forthcoming, letters to city officials and newspapers editors are potent weapons.

In any case the reputation of mixed neighborhoods as places in which crime runs rampant is considerably over-rated. Phoenix, Arizona, for example, has a higher per-capita crime rate than New York City; and Washington, D.C., whose percentage of Negro residents is higher than any city outside the South, is only 27th among large cities in rate of criminal offenses.

[Note: Emphasize that crimes are not likely to be committed by the residents of the neighborhood when the residents have a financial stake in their homes.]

4. Question: Do Negroes need to expand into white neighborhoods? Are there not enough available homes for them in the areas where they already live?

Answer: A recent study of the average annual demand for new homes for Negroes in Baltimore concluded, conservatively, that 5,000 additional units per year were needed. The supply to meet this need must come either from new construction or from the transfer of homes now occupied by white people to non-white occupancy.

New construction for Negro occupancy has always been negligible in Baltimore, nor has this situation changed since President Kennedy signed the Executive Order in November 1962 prohibiting discrimination in federally financed housing. Many local builders have turned away from federal financing rather than accept Negro clients.

Hence, it is the transfer which will provide the vast majority of the housing units needed by the Negro community. These can occur either adjacent to the present Negro ghettos, in new areas which then rapidly become ghettos, or in a dispersed manner throughout the suburban areas of the city and surrounding counties. Take your choice. The enlarging of present ghettos and creation of new ones will solidify segregation, with those innumerable attendant evils that ultimately affect the entire community.

5. Question: Can neighbors, working together through an improvement association or other civic organizations, effectively maintain the stability and quality of neighborhoods after racial change?

Answer: Citizen action can provide the means for neighborhood stabilization---and has done so in many communities. If neighborhood groups work to educate all the residents, fears can be allayed and a mass exodus prevented. Residents must be informed at well-publicized neighborhood meetings about the experiences of other communities which have successfully achieved stable integration, about stable or enhanced property values, about the excellent record of property maintenance and financial responsibility by Negro homeowners, about Negro families as good neighbors and Negro children as potentially good students.

They must be alerted to the unscrupulous tactics of real estate speculators and "blockbusters", who will use rumors and threats to frighten white residents into making hasty sales from which these speculators are the only beneficiaries.

The ultimate decision as to what happens after a non-white family moves into a neighborhood is largely in the hands of the white majority. This is particularly true in older communities near areas of non-white concentration. If, when a Negro family moves in, the white residents assume that the first Negro purchase of a home means an inevitable change to all-Negro occupancy, and then act in such a way as to assure a changeover, they will accomplish what social scientists refer to as the "self-fulfilling prophecy."

[Note: Be sure to mention Baltimore Neighborhoods which have successfully stabilized:

Ashburton - about 50% white - 50% Negro
Lauraville - also about 50-50

Windsor Hills - 30% white - 70% Negro--more than 50 white families have purchased homes here in recent years.
Kenilworth - about 60% white - 40% Negro (area is northwest of The Alameda and Winston Avenue)
Mt. Washington, Woodmoor, Scotts Hill and many others - a few Negro families in each have had scarcely any long range affect on these communities.

Some neighborhoods are not as successful. Usually they do not have strong neighborhood associations or we find the homes to be older row house type in which residents have too little emotional or financial investment.]

6. Question: Given the demand for more housing for Negroes and, at the same time, the desirability of maintaining stable neighborhoods, is there any solution other than open occupancy?

Answer: The battle to stabilize changing neighborhoods (previously discussed) is made infinitely harder by the lack of housing opportunities in many sections of the city and in almost all the areas within the surrounding counties. Sales and rentals are made virtually impossible by the determination of owners, real estate brokers and builders to keep these areas all white. Acknowledging the increased need for housing of all kinds by Negroes, we must recognize that Negroes must either push outward the boundaries of their present ghettos or disperse to all sections of metropolitan Baltimore. If the latter is to take place, there must be a radical change in attitude and behavior on our part.

To achieve open occupancy without law would involve the assent of nearly all homeowners, landlords, builders and real estate brokers. Although progress is being made in winning cooperation from these groups the progress is slow. Citizens from minority groups cannot wait---nor can democracy wait.

Whenever legislation to gain racial equality is proposed, opponents always counter with the words to this effect, "You can't legislate morals. People must be educated first!" This position is predicated on the premise that education and law are mutually exclusive.

Recent studies of social scientists demonstrate that the simple dissemination of correct information has no direct effect on either attitude or action. It has been observed, rather, that the behavior of individuals is determined in large measure not by their attitudes but by the group situation. The same individual

who shops and works side by side with Negroes (because the group situation demands such behavior) can be the most rabid opponent of Negroes entering his neighborhood (because, again, the group situation demands or encourages such behavior).

Legislation, therefore, is invaluable to the implementation of any program to assure equal treatment of minorities. Legislation helps establish a group situation which will be unfavorable to discrimination. Those who discriminate become violators of society's laws. Their attitudes may not quickly be changed, but their actions are affected. Those areas which have enacted Fair Employment Practices legislation testify to advances made in the realization of equal opportunity through the assistance of law. Above all, legislation becomes education. It becomes a tool, society's means of setting a goal and striving to implement it. Legislation creates a climate and framework for the community.

Short of legislation, various citizen activities may help to achieve greater opportunities for minority groups. Neighborhood associations can educate their members through discussion and consultation with professionals who have worked for open occupancy. Residents can help to stabilize their own neighborhoods by refusing to move when a Negro family comes to live there. They can discuss with other residents their willingness to have Negro neighbors. They can sign and get others to sign pledge cards asserting their belief in Negroes' rights to live there and their own intention to welcome Negro neighbors. And they can make their own homes available to all people without regard to color if they themselves must sell. How far these activities will eliminate the need for legislation in metropolitan Baltimore will depend entirely on how widespread can become their practices.

CLOSING STATEMENT

We hope that tonight's discussion has dispelled some of the fears, myths and prejudices which have clouded our thinking on this issue.

Allow us to summarize what, hopefully, we have all come to understand tonight. We are living in a growing, dynamic metropolis. The demand for additional housing being generated in the Negro community must be met---the only way to alleviate the problem of changing neighborhoods is to have an open housing market in which everyone is free to buy a house he can afford wherever he wishes. Until we realize that goal, we will be unable to change the present pattern of entire blocks changing from white to Negro occupancy, with concurrent suffer-

ing and economic loss to sellers and buyers.

Please understand that our purpose in calling these meetings has been to discussed openly a problem of concern to all of us. Those of us who believe that the best interests of our community will be served by open occupancy cherish the hope that as a result of our discussion we might convince others. It is not our wish to coerce but to persuade. If you are persuaded that this is the course of wisdom, we hope that you will implement this by signing the Good Neighbor Pledge Card, sponsored by the three religious faiths.

[Cards are distributed to each person-----Discussion Leader reads the pledge aloud]

[Note: Discussion Leader might point out that the pledge mainly states that the signer will accept any responsible family into his neighborhood. It does not pledge the person to sell his house to any particular person or group. Neither does it require that the signer work actively toward integration. The pledge merely reiterates the signer's belief in a basic democratic principle of our country.]

DISCUSSION

This is an attempt to point out some aspects of the data and does not attempt a complete explication of the results. Probably there are many significant features which I have missed and which others will pick up.

The largest number of realtors handled property in Baltimore County (89.6% of respondents). In all the counties, including Baltimore County, approximately the same number of dwelling units were sold in 1962 and in 1963 (the 1963 figure does not include Dec.). The majority of realtors (54.1%) sold between 1 and 50 homes in Baltimore County in 1962 and this was also true (55.2%) in 1963. The great majority (over 90%) sold no homes to Negroes in the Greater Baltimore area in 1962 and 1963. Of those who sold to Negroes, the average number of homes sold was between 1 and 3 in both 1962 and 1963, and the majority were in Baltimore County. In Harford County no homes were sold to Negroes in either of the two years, and in Howard and Carroll Counties, only one home was sold to a Negro family in each county in the two year period. However, one realtor (#25) sold 15 homes in Ann Arundel Co. in 1962 and 17 in that county in 1963.

Two-thirds of the respondents stated that they received no inquiries from potential Negro buyers regarding property in the counties. Thirty-eight respondents supplied information regarding what their firm's response to inquiries from Negroes was, all but 4 were negative and aimed at discouraging or refusing to assist the prospective buyer. Over 40 % gave no response to the question regarding what a salesman should do when approached by a Negro buyer and another 10.4% stated that the salesmen were not approached by Negro buyers. Of the remaining, 19 respondents (up to salesmen-8; up to owner-5; courtesy-6) did not have a set anti-negro response -- although those who left it up to the salesmen probably knew what their salesmen would do.

The majority (64.6%) said they were not willing to sell residential property in a white neighborhood to qualified Negro buyers, while 26% were willing. Of those who were willing, 7 would sell if the Negro community

were close or if the community itself were changing, while 15 would sell if the owner were willing and 4 if this were not a deliberate block-busting attempt.

The majority (75%) knew of no instances of whites selling to Negroes within their own companies, while 18.8 did. In response to the number of dwelling units sold, 87.5% either did not respond or said that their companies had sold no homes. Thus, 12.5% of those who did know of incidences of whites selling to Negroes within their own companies did not indicate the frequency of this. Of those who did respond, the frequency of this occurrence was low — one or two homes. The neighborhoods in which white homes had been sold to Negroes were, with 3 exceptions, all within Baltimore city and in changing neighborhoods. The 3 exceptions were in Baltimore County. The majority (71.9%) gave no reasons for not selling houses in white areas to Negroes, but of those who did, the responses were largely a reflection of the desire to maintain the status quo or avoid economic losses.

The great majority (88.5%) knew of no instances in their companies of Negroes selling to whites. Only 4.2% responded that they had sold under such circumstances and each had sold only one unit. The major reason given for not selling to whites is that the whites were not interested. However, 79% did not answer this item.

The principle barriers to open occupancy in the greater Baltimore area were economic and/or a desire to maintain the status quo (property depreciation-24; owners won't sell-17; panic neighborhood-12; desire for status quo-7). The second major barrier perceived was directly that of the existence of prejudice (living habits of Negroes-12; segregation policy or prejudice of realtors-11). The response that Negroes did not want to live among whites could also probably be classified as showing direct prejudice (7). Obviously, these 2 categories are interrelated, but one emphasizes more of the practical, business orientation, while the other is more directly and emotionally prejudiced.

One third of the respondents did not answer the question regarding the circumstances under which the barriers could be removed. Of those who did respond, 22 saw no circumstances which would allow for removing of barriers, while the remaining 42 saw various possibilities regarding how this could be accomplished. Particularly, they saw either an unanimous agreement among realtors or legislation as necessary. Combining these categories, 19 expressed these opinions. The education of Negroes was seen as the second most important for the removal of barriers-18, while the education of whites was a close third-17. Responses concerning time, demand of Negroes for county land, and examples of successful integration were given in 16 instances. The majority of those who answered did see some possibility of change.

The majority of the brokers (over 80%) felt that there would be economic reprisals accruing to any broker who sold a home to a Negro family in a white area. It was in this area that many brokers expressed themselves most forcefully. Usually, this expression was couched in economic terms, with only 2 respondents feeling that brokers who sold homes to Negroes in white areas <u>should</u> lose their licenses. The following are typical of the responses of those who emphasized the economics of the situation:

If a broker sold to a Negro family in a white area:

"he would be blackballed by all whites and his business would suffer or stop completely" #1

"he may as well close his office" #15

"We would be out of business overnight - without a question" #14

"His reputation would be ruined" #26

Thus, there appears to be an overwhelming agreement that the norm against open occupancy is an extremely strong one, the violation of which would be strongly and swiftly met with economic reprisal.

In the light of the perceived importance of the norm against open occupancy, it is not surprising to find that 75.1% of the realtors would be unwilling,

under the present circumstances to accept a listing if the seller wishes to make the listing available to Negroes as well as whites, except in changing neighborhoods. Almost one fifth (19.8%) would accept such a listing if it were not a blockbusting action, while 5.2% were either indifferent or unwilling to commit themselves (find out reason and then make decision).

The more liberalized policy of the Real Estate Board appears to have had little effect on the policies of the individual realtor firms since 80.2% reported that their firm had not altered their policy in the past five years. Of the 16 respondents who indicated the way in which their policies had changed, 9 indicated a definite change in the direction of liberalized policy.

A rating of the respondents was done by the student coders. They rated in terms of prejudice, honesty, cooperation and consistency. The validity of these ratings may be questioned but the results are interesting, particularly the evaluation of prejudice in which only 18.8% were rated as very prejudiced. This would seem to further enhance the notion of the realtor as primarily motivated by economic concerns. The following quote appears to represent the attitudes expressed by the majority of realtors and points to the necessity of education and legislation in the area of open occupancy.

> "If anyone can prove to me that a Negro introduced into a white neighborhood would not depreciate values from 4 to 6 thousand dollars, I could see doing what seems to be the popular trend today.
>
> I do not object to Negroes, I do object to the great economic burden they place on the white home owner when they move into a neighborhood. Is the government, the public, the Real Estate Board and the greatest 'dreamer' of all -- Mal Sherman -- blind to this fact?" #23

CODE FOR SURVEY OF REALTORS

1. Does your company handle residential property in:

COLUMNS				N	%	
1	Q-1a	0.	No information	4	4.2	
		1.	yes	86	89.6	Baltimore Co.
		2.	no	6	6.3	
2	Q-1b	0.	No information	14	14.6	
		1.	yes	32	33.3	Anne Arundel County
		2.	no	50	52.1	
3.	Q-1c	0.	No information	18	18.8	
		1.	yes	16	16.7	Carroll Co.
		2.	no	62	64.6	
4	Q-1d	0.	No information	13	13.5	
		1.	yes	27	28.1	Harford Co.
		2.	no	56	58.3	
5	Q-1e	0.	No information	15	15.6	
		1.	yes	20	20.8	Howard County
		2.	no	60	63.5	

II. Approximately how many dwelling units did your company sell in:

6.	Q-2a-1	0.	0 homes	16	16.7	
		1.	1-25 homes	37	38.5	
		2.	26-50 homes	15	15.6	
		3.	51-100 homes	9	9.4	Balto. County in 1962
		4.	101-150 homes	2	2.1	
		5.	151-200 homes	3	3.1	
		6.	201-250 homes	3	3.1	
		7.	251 plus	3	3.1	
		8.	no information	8	8.3	
7	Q-2a-2	0.	0 homes	17	17.7	
		1.	1-25 homes	36	37.5	
		2.	26-50	17	17.7	
		3.	51-100 homes	7	7.3	
		4.	101-150 homes	3	3.1	Balto. County since Jan.1963
		5.	151-200 homes	4	4.2	
		6.	201-250 homes	2	2.1	
		7.	251 plus homes	3	3.1	
		8.	no information	7	7.3	
8	Q-2b-1	0.	0 homes	66	68.8	
		1.	1-25 homes	17	17.7	
		2.	26-50	3	3.1	
		3.	51-100	1	1.0	Anne Arundel Co. in 1962
		4.	101-150 homes	1	1.0	
		5.	151-200 homes	0	0.0	
		6.	201-250 homes	0	0.0	
		7.	251 plus	1	1.0	
		8.	no information	7	7.3	

9	Q-2b-2	0.	0 homes	72	75.0	
		1.	1-25 homes	12	12.5	
		2.	26-50 homes	3	3.1	
		3.	51-100 homes	1	1.0	
		4.	101-150 homes	1	1.0	Anne Arundel County
		5.	151-200 homes	0	0.0	since 1963
		6.	201-250 homes	0	0.0	
		7.	251 plus	1	1.0	
		8.	no information	6	6.3	
10	Q-2c-1	0.	0 homes	76	79.2	
		1.	1-25 homes	14	14.6	
		2.	26-50 homes	0	0.0	
		3.	51-100	0	0.0	
		4.	101-150 homes	0	0.0	Carroll County
		5.	151-200 homes	0	0.0	in 1962
		6.	201-250 homes	0	0.0	
		7.	251 plus	0	0.0	
		8.	no information	6	6.3	
11	Q-2c-2	0.	0 homes	78	81.3	
		1.	1-25 homes	12	12.5	
		2.	26-50	0	0.0	
		3.	51-100 homes	0	00.0	
		4.	101-150 homes	0	0.0	Carroll County
		5.	151-200 homes	0	0.0	since Jan. 1963
		6.	201-250 homes	0	0.0	
		7.	251 plus	0	0.0	
		8.	no information	6	6.3	
12	Q-2d-1	0.	0 homes	77	80.2	
		1.	1-25 homes	12	12.5	
		2.	26-50	1	1.0	
		3.	51-100	0	0.0	
		4.	101-150 homes	0	0.0	Harford County
		5.	151-200 homes	0	0.0	in 1962
		6.	201-250 homes	0	0.0	
		7.	251 plus	0	0.0	
		8.	no information	6	6.3	
13	Q-2d-2	0.	0 homes	75	78.1	
		1.	1-25 homes	14	14.6	
		2.	26-50 homes	1	1.0	
		3.	51-100 homes	0	0.0	
		4.	101-150 homes	0	0.0	
		5.	151-200 homes	0	0.0	Harfrod County
		6.	201-250 homes	0	0.0	since Jan. 1963
		7.	251 plus	0	0.0	
		8.	no information	6	6.3	
14	Q-2e-1	0.	0 homes	78	81.3	
		1.	1-25 homes	7	7.3	
		2.	26-50 homes	4	4.2	Howard County
		3.	51-100 homes	0	0.0	1962
		4.	101-150 homes	0	0.0	
		5.	151-200 homes	0	0.0	
		6.	201-250 homes	0	0.0	
		7.	251 plus	0	0.0	
		8.	no information	7	7.3	

15	Q-2e-2	0.	0 homes	79	82.3	
		1.	1-25 homes	7	7.3	
		2.	26-50 homes	2	2.1	
		3.	51-100 homes	0	0.0	
		4.	101-150 homes	0	0.0	
		5.	151-200 homes	0	0.0	Howard County
		6.	201-250 homes	0	0.0	since 1963
		7.	251 plus	0	0.0	
		8.	no information	8	8.3	

III. Of these, approx. how many dwelling units did your company sell to Negro customers?

16	Q-3a-1	0.	0 homes	91	94.8	
		1.	1-3 homes	4	4.2	
		2.	4-6 homes	0	0.0	
		3.	7-9 homes	0	0.0	Baltimore County
		4.	10-12 homes	0	0.0	in 1962
		5.	13-15 homes	0	0.0	
		6.	16-18 homes	0	0.0	
	(erroneously coded Col. 8 — 1)					
17	Q-3a-2	0.	0 homes	93	96.9	
		1.	1-3 homes	2	2.1	
		2.	4-6 homes	1	1.0	
		3.	7-9 homes	0	0.0	
		4.	10-12 homes	0	0.0	Baltimore County
		5.	13-15 homes	0	0.0	since Jan. 1963
		6.	16-18 homes	0	0.0	
18	Q-3b-1	0.	0 homes	92	95.8	
		1.	1-3 homes	3	3.1	
		2.	4-6 homes	0	0.0	
		3.	7-9 homes	0	0.0	
		4.	10-12 homes	0	0.0	Anne Arundel County
		5.	13-15 homes	1	1.0	in 1962
		6.	16-18 homes	0	0.0	
19	Q-3b-2	0.	0 homes	93	96.9	
		1.	1-3 homes	2	2.1	
		2.	4-6 homes	0	0.0	
		3.	7-9 homes	0	0.0	
		4.	10-12 homes	0	0.0	Anne Arundel County
		5.	13-15 homes	0	0.0	since Jan. 1963
		6.	16-18 homes	1	1.0	
20	Q-3c-1	0.	0 homes	95	99.0	
		1.	1-3 homes	1	1.0	
		2.	4-6 homes	0	0.0	
		3.	7-9 homes	0	0.0	Carroll County
		4.	10-12 homes	0	0.0	in 1962
		5.	13-15 homes	0	0.0	
		6.	16-18 homes	0	0.0	

21.	Q-3c-2	0.	0 homes	96	100.0	
		1.	1-3 homes	0	0.0	
		2.	4-6 homes	0	0.0	
		3.	7-9 homes	0	0.0	
		4.	10-12 homes	0	0.0	Carroll County
		5.	13-15 homes	0	0.0	since Jan. 1963
		6.	16-18 homes	0	0.0	
22.	Q-3d-1	0.	0 homes	96	100.0	
		1.	1-3 homes	0	0.0	
		2.	4-6 homes	0	0.0	
		3.	7-9 homes	0	0.0	Harford County
		4.	10-12 homes	0	0.0	in 1962
		5.	13-15 homes	0	0.0	
		6.	16-18 homes	0	0.00	
23.	Q-3d-2	0.	0 homes	96	100.0	
		1.	1-3 homes	0	0.0	
		2.	4-6 homes	0	0.0	
		3.	7-9 homes	0	0.0	Harford County
		4.	10-12 homes	0	0.0	since Jan. 1963
		5.	13-15 homes	0	0.0	
		6.	16-18 homes	0	0.0	
24.	Q-3e-1	0.	0 homes	96	100.0	
		1.	1-3 homes	0	0.0	
		2.	4-6 homes	0	0.0	
		3.	7-9 homes	0	0.00	Howard County in
		4.	10-12 homes	0	0.0	1962
		5.	13-15 homes	0.	0.0	
		6.	16-18 homes	0	0.0	
25.	Q-3e-2	0.	0 homes	95	99.0	
		1.	1-3 homes	1	1.0	
		2.	4-6 homes	0	0.0	
		3.	7-9 homes	0	0.0	
		4.	10-12 homes	0	0.0	
		5.	13-15 homes	0	0.0	
		6.	16-18 homes	0	0.0	

IV. a. Does your company get any inquiries from Negroes interested in buying residential property in these counties?

26.	Q-4a	1.	no information	3	3.1
		2.	yes	32	33.3
		3.	no	61	63.5

b. If so, what is your company's response to such an inquiry?

27	Q-4b	0.	no information	58	60.4
		1.	refuse to show property	12	12.5
		2.	Show colored sections only	6	6.3
		3.	Quote information to discourage	5	5.2
		4.	Take application and investigate credit	2	2.1
		~~5.~~	~~Bogus~~		

5.	Be Polite and coop erative	4	4.2
6.	Other	9	9.4

28. c. How does a salesman for your company know what to do when approached by a Negro applicant?

28.	Q-4c	0.	no information	40	41.7
		1.	not approached	10	10.4
		2.	nothing available (lying)	2	2.1
		3.	specific instructions	10	10.4
		4.	tells the truth	4	4.2
		5.	it is up to the salesman	8	8.3
		6.	it is up to the owner	5	5.2
		7.	will show in a negro neighborhood	5	5.2
		8.	courtesy	6	6.3
		9.	other	6	6.3

V. Is your company willing to sell residential property in a white neighborhood to a qualified Negro buyer in these counties?

29.	Q-5a	0.	no information	8	8.3
		1.	yes	25	26.0
		2.	no	62	64.6

If yes, under what conditions is your company willing to do this?

30	Q-5b- 1st reason				
		0.	no information	66	68.8
		1.	if the Negro community is close or the community is changing	6	6.3
		2.	by law or regulation of real estate board	3	3.1
		3.	if other realtors agree	2	2.1
		4.	if owner is willing	13	13.5
		5.	if neighbors don't object	2	2.1
		6.	if not deliberate block busting	1	1.0
		7.	no qualifications	1	1.0
		8.	other	2	2.1

31	Q-5b- Any second reason				
		0.	no information	85	88.5
		1.	if the Negro community is close or the community itself is changing	1	1.0
		2.	by law or regulation of real estate board	0	0.0
		3.	if other realtors agree	1	1.0
		4.	if owner is willing	2	2.1
		5.	if neighbors don't object	1	1.0
		6.	if not deliberate block busting	3	3.1
		7.	no qualifications	1	1.0
		8.	other	2	2.1

VI. Do you know of any instances in your company of whites selling to Negroes?

32	Q-6a	0. no information	6	6.3
		1. no	72	75.0
		2. yes	18	18.8

If so, how many?

33	Q-6b	0. 0	84	87.5
		1. 1-2	7	7.3
		2. 3-4	3	3.1
		3. 5-6	0	0.0
		4. 7-8	0	0.0
		5. 9-10	2	2.1

VI. In what neighborhood?

34	Q-6b	0. no information	76	79.2
		1. city	5	5.2
		2. Ashburton	2	2.1
		3. Forest Park	3	3.1
		4. Park Heights	0	0.0
		5. Howard Park	1	1.0
		6. Cedar Hill	1	1.0
		7. Baltimore County	3	3.1
		8. Anne Arundel County	0	0.0
		9. Mixed	5	5.2

VI. If not, why not?

35	Q-6b	0. no information	69	71.9
		1. company policy	4	4.2
		2. never happened	14	14.6
		3. afraid of neighbors	2	2.1
		4. owners refuse to sell-	4	4.2
		5. other realtors refuse to do it	1	1.0
		6. integration an evil	1	1.0

(Erroneously coded -- Column 7 1/1.0

VII. Do you know of any instances in your company of Negroes selling to whites?

37	Q-7a	0. no information	7	7.3
		1. no	85	88.5
		2. yes	4	4.2

If so, how many?

38	Q-7b	0. 0	92	95.8
		1. 1	4	4.2

In what neighborhood?

39	Q-7b	1. no information	92	95.8
		2. Cedar Hill	1	1.0
		3. Mixed Neighborhood	2	2.1

If not, why not?

40	Q-7c	0. no information	79	82.3
		1. has never happened	12	12.5
		2. not block-busters	1	1.0
		3. whites not interested	3	3.1
		4. integration an evil	1	1.0

VII. What are the principle barriers to Negroes buying residential property in the suburban community outside Baltimore City?

41	Q-8a	0. no information	28	29.2
		1. owners won't sell	15	15.6
		2. afraid of property depreciation	19	19.8
		3. desire for status quo	6	6.3
		4. realtor against integration-prejudice	5	5.2
		5. neighbors fear integration or panic	9	9.4
		6. Negroes don't want to move in	5	5.2
		7. a segregation policy among realtors	1	1.0
		8. living habits of Negroes	7	7.3
		9. no legal requirement	1	1.0

42	Q-8a	Any second answer		
		0. no information	74	77.1
		1. owners won't sell	2	2.1
		2. afraid of property depreciation	5	5.2
		3. desire for status quo	0	0.0
		4. realtor against integration - prejudice	2	2.1
		5. neighbors fear integration or panic	3	3.1
		6. Negroes don't want to move in	2	2.1
		7. a segregation policy among realtors	3	3.1
		8. living habits of Negroes	5	5.2
		9. no legal requirement	0	0.0

43	Q-8a	Any third answer		
		0. no information	95	99.0
		1. owners won't sell	0	0.0
		2. afraid of property depreciation	0	0.0
		3. desire for status quo	1	1.0
		4. realtor against integration - prejudice	0	0.0
		5. neighbors fear integration or panic	0	0.0
		6. Negroes don't want to move in	0	0.0
		7. a segregation policy among realtors	0	0.0
		8. living habits of Negroes	0	0.0
		9. no legal requirement	0	0.0

VIII. Can you think of any circumstances under which these barriers might be removed?

44	Q-ba	0.	no information	32	33.3
		1.	under no circumstances	19	19.8
		2.	education of whites	14	14.6
		3.	education of Negroes	9	9.4
		4.	unanimous agreement by realtors for open occupancy	1	1.0
		5.	demand by Negroes for county land	1	1.0
		6.	separate but equal housing	3	3.1
		7.	examples of successful integration	3	3.1
		8.	time	10	10.4
		9.	law	4	4.2
45	Q-8b	Any second reason			
		0.	no information	84	87.5
		1.	under no circumstances	0	0.0
		2.	education of whites	2	2.1
		3.	education of Negroes	8	8.3
		4.	unanimous agreement by realtors for open occupancy	1	1.0
		5.	demand by Negroes for county land	0	0.0
		6.	separate but equal housing	0	0.0
		7.	examples of successful integration	1	1.0
		8.	time	0	0.0
		9.	law	0	0.0
46	Q-b	Any third reason			
		0.	no information	90	93.8
		1.	under no circumstances	0	0.0
		2.	education of whites	1	1.0
		3.	education of Negroes	1	1.0
		4.	Unamimous agreement by realtors for open occupancy	2	2.1
		5.	demand by Negroes for county land	0	0.0
		6.	separate but equal housing	0	0.0
		7.	examples of successful integration	0	0.0
		8.	time	1	1.0
		9.	law	1	1.0

IX. In your opinion, what would be the effect on the broker who sold a home to a Negro family in a white area?

47	Q-9	0.	no information	11	11.5
		1.	loss of business	32	33.3
		2.	increase in business	3	3.1
		3.	no change in business	0	0.0
		4.	completely disastrous	27	28.1
		5.	decrease in prestige	11	11.5
		6.	should lose license	2	2.1
		7.	other	10	10.4

X. Do you ask an owner if he would sell to a Negro?

48.	Q-10a	0.	no information	14	15.6
		1.	yes	29	30.2
		2.	no	52	54.2

(Erroneously coded, Col. 3-1/0.0)

X. What would be your reaction if the seller asked you to make the listing available to Negroes, as well as white buyers?

49	Q-10b	1. indifferent	2	2.1
		2. refuse listing	43	44.8
		3. accept listing	8	8.3
		4. would accept if not block busting	6	6.3
		5. would accept if neighborhood changing	9	9.4
		6. find out reason and make decision	3	3.1
		7. bad for business	2	2.1
		8. abide by seller's request	5	5.2
		9. unwilling unless joint action	2	2.1
		0. if law required would accept	16	16.7

XI. Has your company's policy changed in the past five years?

50	Q-11a	0. no information	8	7.3
		1. no	77	80.2
		2. yes	10	10.4
		(Check column 3)		

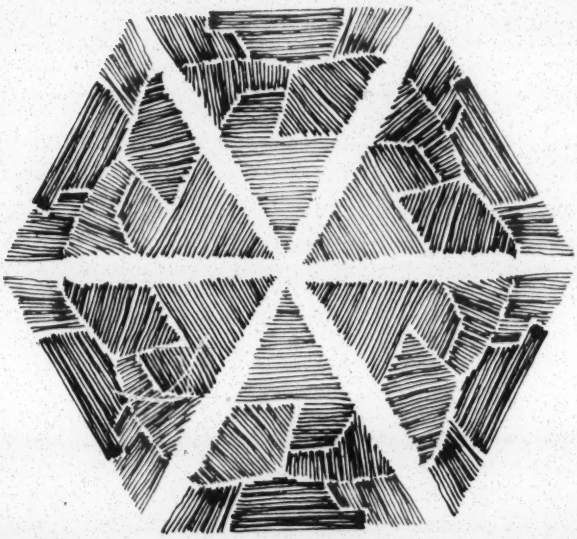
XI. If yes, in what respect?

51	Q-11b	0. no information	80	83.3
		1. fellowing NAREB leadership	3	3.1
		2. inevitability of integration in Balto.	2	2.1
		3. liberalized policy	4	4.2
		4. less liberal policy	1	1.0
		5. considering change	2	2.1
		6. other	4	4.2

EVALUATION OF RESPONDENT

52	(prejudice)	1. very prejudiced	18.0	18.8
		2. moderately prejudiced	31.0	32.3
		3. undetermined	23.0	24.0
		4. moderately unprejudiced	18.	18.8
		5. very unprejudiced	3	3.1
		0. miscoded		
53	(honesty)	1. completely honest	20	20.8
		2. moderately honest	41	42.7
		3. undetermined	28	29.2
		4. moderately dishonest	4	4.2
		5. completely dishonest	1	1.0
54	(cooperativeness)			
		1. answered questionnaire completely	21	21.9
		2. left out answers	74	77.1
55	(consistency)			
		1. questionnaire completely consistent	75	78.1
		2. questionnaire inconsistent	19	19.8

Baltimore
Neighborhoods,
Inc.



"Men come together in cities
in order to live.
They remain together
in order to live
the good life."

—ARISTOTLE

The symbol of Baltimore Neighborhoods, Inc. is designed to signify the vast and intricate relationships of a great metropolitan community. Within, it is not symmetrical, because living relationships are not so; stable communities have many different types of people living together. Its inner lines flow into one another and suggest motion, representing the hum of human interchange. And when viewed from a distance, all these distinctly separate elements become a unity—a living whole—a great, intensely human, unceasingly active metropolis.

Baltimore Neighborhoods, Inc. was founded in 1959 by the Greater Baltimore Committee and other civic, neighborhood and religious groups. Since that time we have helped communities and families to meet the tensions of local housing integration, secured an anti-blockbusting ordinance for Baltimore City, worked to eliminate racial designations in real estate advertising, and brought to Baltimore one of the nation's first conferences on equal opportunity in housing, sponsored by the federal government.

Our aim is two-fold: to stabilize racially mixed neighborhoods and to help create new housing opportunities for Negroes and other minorities throughout the metropolitan area. Thanks to our work and the support it commands, the appearance of a Negro family no longer need mean panic and flight, and there are many residential sections where the two races work together for neighborhood progress.

We urge all individuals and groups who are concerned about the health and stability of Baltimore's neighborhoods to use our services. *If you wish to buy, rent or sell a home,* we will help you to deal on an equal opportunity basis, working through successful real estate brokers who support our policy. *If you want accurate studies of open housing in Baltimore and other cities,* we have extensive resource materials available for your use. *If you would like to meet others in your community who are working for secure neighborhoods and fair housing opportunities,* we can introduce you to them. *If you seek help or advice because rumors of change are circulating in your area,* please let us know immediately.

The Myths: "If a Negro family moves in, property values will tumble!" "The entire neighborhood will go!" "Standards will deteriorate!" "There will be open conflict!" On and on go the myths, feeding fear and price exploitation in almost every city in America.

The Facts: Large-scale builders of new homes in cities across the nation have been reporting success in selling on an open housing basis for at least a decade. By far the most extensive study of equal opportunity in housing, completed in 1960 by economist Luigi Laurenti of the University of California, exploded the myth that property values inevitably decline when minority groups are admitted into previously exclusive neighborhoods. Studying 10,000 real estate transactions over a nine-year period in San Francisco, Philadelphia, Chicago, Kansas City, Detroit and Portland, Dr. Laurenti found that in 41% of such neighborhoods values showed no change; in 44% they rose, and in 15% they fell for a limited period and later rose to or above previous prices.

Baltimore is no exception. Anyone can point out numerous sections where homes have "gone" — sacrificed in panic, only to have a speculator resell them at inflated prices. It is still easy to hear the fatalistic remark, "It is only a matter of time until we will have to move." Yet an exhaustive survey of 22,791 housing sales in Baltimore between 1954 and 1958, performed through the University of Pittsburgh by Dr. Homer Favor, showed results similar to those of Dr. Laurenti: *Housing of 50 years or less tended to have a* more stable *value in those Baltimore neighborhoods which had been recently opened to Negroes than in neighborhoods which remained exclusively white.*

The non-discriminatory policy in FHA and VA foreclosure sales, the President's Executive Order prohibiting discrimination in housing under federally insured mortgages, the rising standard of living of many Negro families, and the need for approximately 5,000

additional dwellings each year to serve Baltimore's growing non-white community will continue to increase the movement of Negroes into previously all-white suburbs. Recently Negroes have moved, generally without incident, into Glen Burnie, Milford Ridge, Pikesville, Woodmoor, Reisterstown, Scotts Hill, Woodbourne Heights, Northwood, Pimlico, Yale Heights, Odenton, Idlewood, Mt. Washington, Owings Mills and other previously all-white neighborhoods of the city and surrounding counties.

As the suburbs no longer present a "place to hide" for white families, the danger of rapid turnover throughout the entire metropolitan region will disappear, and neighborhood stability will become a reality. *Yet the scars of earlier "flights" remain, restrictions on Negro homeseekers are frequent, and panic still lurks just outside the door and around the corner.* Individuals and even neighborhoods can make little progress in support of neighborhood stability and equal housing opportunities when they work alone. Baltimore Neighborhoods, Inc. provides a way to unite all the forces at work for healthy, stable neighborhoods in the Baltimore area.

SIGNIFICANT OPINIONS ON EQUAL HOUSING OPPORTUNITY IN BALTIMORE

"Baltimore City and the surrounding counties will not be truly stabilized communities until ALL of their respective residential areas accept integration. As one who until recent years tried to evade this subject, it is now my firm conclusion that we can and we must change our community attitudes toward equality of opportunity in housing if we expect to support both the economic and moral fiber of metropolitan Baltimore."

WILLIAM H. C. WILSON
Past President
Real Estate Board of
Greater Baltimore

"We can no longer deny any of our citizens the right to a full and free choice in the selection of his home. Our entire community grows in justice, decency, and well-being as we wipe out the false barriers of racial segregation."

JAMES W. ROUSE
Chairman
Greater Baltimore Committee

"The principle of equal opportunity in housing will eventually succeed—the only question is how soon, and with how little panic and ill-will. The answer lies, more surely than anywhere else, with the wide range of private individuals and groups throughout our entire Baltimore urban area who care enough to work hard for equality of housing opportunity in their own neighborhoods."

THEODORE H. MCKELDIN
Mayor of Baltimore

To continue and expand its vital, unique program, Baltimore Neighborhoods, Inc. needs your help. Individual memberships start at five dollars a year. Neighborhood associations, businesses, churches and civic organizations may obtain group memberships. Special contributions to the work of Baltimore Neighborhoods, Inc. are always welcome. All contributions may be deducted for income tax purposes. *Address inquiries to* Edward L. Holmgren, Executive Director, Baltimore Neighborhoods, Inc., Room 312, One Charles Center, Baltimore, Md. 21201 — Telephone: SAratoga 7-3194 and SAratoga 7-3942.

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BALTIMORE NEIGHBORHOODS, INC.
Room 312, One Charles Center, Baltimore, Md. 21201
Telephone: SAratoga 7-3194 and SAratoga 7-3942

3rd Phase
Negro Family

[Questionnaire for use in interviewing: (1) businessmen, (2) officers of neighborhood associations, and (3) clergymen, whose work is centered in a predominantly white neighborhood into which a Negro family has moved]

Kind of establishment represented by respondent:

Business [DESCRIBE]_____

Church [DENOMINATION]_____

Neighborhood Assn. [NAME]_____

Address of same_____

Hello, I'm _____of Baltimore Neighborhoods, Inc. We are making a survey of some situations in the neighborhood in which you work. If you would answer a few questions it would be of great assistance.

1. How long have you been in this neighborhood?_____years.

2a. What is the name of the neighborhood?_____What do you call it?_____

2b. What kind of neighborhood is it? How would you describe it?_____

_____

_____

_____

2c. Do you yourself live in it?_____

3a. What are the things you like about this neighborhood?_____

_____

_____

_____

_____

3b. What don't you like about it?_____

_____

_____

_____

4. If friends or relatives expressed an interest in moving into this neighborhood what would you tell them? _____

_____

_____

_____

_____

5. Has there been any discussion in your congregation
in your organization
among businessmen here
about Negroes moving into this neighborhood? []YES []NO

[IF YES] DESCRIBE: _____

_____

_____

_____

_____

_____

_____

6a. When did you learn about the first Negro family moving into the neighborhood? _____

_____

_____

_____

6b. How did you first learn about it? _____

_____

_____

_____

7a. What kind of people are they? _____

_____

_____

_____

7b. What else do you know about them? [PROBE] Who is in the family? What are the occupations of the working adults? How is their home furnished? _____

_____

_____

_____

_____

_____

_____

_____

_____

8. How did you learn what you know about them? _____

_____

_____

_____

_____

9. What did you think would happen when the first Negroes moved here?

_____

_____

_____

_____

_____

_____

_____

_____

10. Did the neighborhood do anything special when the first Negroes moved in?_____

11. Why do you think the residents acted as they did?_____

12. Were there any rumors at the time which later proved to be untrue? [IF YES] What rumors? Did the rumors make any difference in how people felt or what they did?_____

13. Would you say these Negroes are like the other people in this neighborhood or not? _____

_____

_____

_____

_____

a. How are they alike? _____

_____

_____

_____

b. How are they different? _____

_____

_____

_____

14. Has the presence of Negroes in the neighborhood made any difference?

_____

_____

_____

_____

_____

_____

15. How much contact have you had with the Negro family/families?

_____

_____

_____

_____

_____

16a. Does your clientele include any Negroes? _____
congregation _____
organization _____

b. [IF CLERGYMAN OR NEIGHBORHOOD ASSOCIATION OFFICER] Does it have a position on integration? [ASK] What position? _____

_____

_____

_____

_____

c. [IF BUSINESSMAN] Do you have in your business a policy on serving Negroes? [ASK] What policy? _____

_____

_____

_____

_____

d. .....and a policy on hiring Negroes? [ASK] What policy? _____

_____

_____

_____

_____

17a. Do you now hear any rumors around the neighborhood about this whole question of race? What rumors? _____

_____

_____

_____

_____

b. Do you know how much truth there is in the rumors? _____

_____

_____

_____

17c. How do they get started?_____

18a. Do you think it is possible to achieve a stable integrated neighborhood here? Why?_____

18b. Do you think the white residents here accept integration? Why?

19. Do you think that the present residents will stay or leave if other Negroes move here?_____

20. Whose responsibility is it to deal with problems that arise when Negroes move into new areas?_____

21. Now I have asked you a lot of questions. Do you think there is anything I should have covered in these questions that I didn't? Do you have any further observations about the situation in this neighborhood?

NAME_____ HOME ADDRESS_____

Tabulations for Questionnaire Used in Interviewing: (1) businessmen, (2) officers of neighborhood associations, and (3) clergymen, whose work is centered in a predominantly white neighborhood into which a Negro family has moved.

Kind of Establishment:

Business	58%
Church	27
Neighborhood Assocciation	15
	100% = 40

1. How long have you been in this neighborhood?

6 months or less	7%
1-5 years	45
6-10 years	18
11-15 years	15
16-20 years	10
21 and over	5
	100% = 40

2a. Name of the neighborhood.

Hillen Road	5%
Mt. Washington	8
Reisterstown	8
Country Club Estates	2
Sun Valley	2
Northwood	8
Alameda	5
Meadowwood	2
Stoneleigh	2
Idlewood	8
Odenton	8
Glen Burnie	5
Irvington	8
Pikesville	8
Yale Heights	2
Howard Park	5
Gwynn Oak	2
Larchmont	2
Milford Mill	10
	100% = 40

*Multiple Answers

2a. What do you call it?

Called the same	85%
called a different name	15
	100% = 40

2b. Kind of neighborhood.

Middle class	25%
Friendly, nice people	30
Residential	18
Homogenious	18
Nice land	15
Rentals and apartments	13
Changing	13
Young buyers	10
New homes	10
Older homes	10
Very good	8
Stable	8
Row houses	8
White	8
All types	8
Miscellaneous (negative)	8
Upper middle class	5
High class, upper class	5
Nicest in city	5
Quiet	5
Commercial	5
Growing area	5
Conservative	5
Clean	3
Low class	3
	251%*
	100% = 40

2c. Living in neighborhood.

Yes	63%
No	37
	100% =40

*Multiple Answers

3a. Things liked about neighborhood.

Convenient location	23%
Friendly	20
Nice people	20
Close to stores	15
Land (trees, flowers)	15
Stable	13
Quiet, reserved	13
Community spirit	10
Suburban, but in city	10
Transportation	10
Livelihood here	10
Homogenious	8
Services (sewerage, roads)	7
Modern, new	7
Parish lodge nearby	7
Everything	5
Close knit	5
Young	5
Heterogenious	3
Neat	3
No row houses	3
Excellent schools	5
High percentage of ownership	3
County taxes	3
	223% *
	100% = 40

3b. Things disliked about the neighborhood.

Nothing	28%
Hard to know people	15
Litter, dirt	8
Negroes moving in	7
Different class	5
Can't say	5
Vandals	5
Traffic	5
Little home improvement	5
Few recreation areas	5
People move frequently	5
Too commercial	5
Gossip	2
Slum lords	2
Undesirable neighbors	2
Resistance to new	2
Taxes	2

*Multiple Answers

3b. Things disliked about the neighborhood, cont'd.

Ghetto	2
Losing old "good"	2
Some People fleeing	2
Vacant stores	2
Military	2
Not enough space	2
Business is bad	2
Too much alike	2
Transportation problem	2
Children roam	2
Teen-age wrecking	2
Lack of values	2
On the decline	2
People complain	2
	128% *
	100% = 40

4. If friends or relatives expressed an interest in moving into this neighborhood what would you tell them?

Yes	80%
No	18
Don't know	2
	100% = 40

Enthusiastic	78%
Non-Enthusiastic	22%

5. Has there been any discussion about Negroes moving into this neighborhood?

Yes	55%
No	40
Don't know	5
	100% = 40

People upset	41%
Group discussion (church,PTA)	23
Don't want Negroes	18
Makes no difference	18
People friendly	14
Integration accepted	14
Inevitable trend	9
Superior Negro	5
If Negroes come, we move	5
Cut in church membership	5
Property rights	5
Majority against	5
Loss in property values	5
Caution	5
Affect business	5
Quit BNI	5
	182*

100% = 22
(Yes - above)

6a. When did you learn about the first Negro family moving into the neighborhood?

Several months ago	8%	
1-2 years	33	
Several years	12	
3-4 years	20	
5 years	2	
No Answer	2	
Don't know	5	
Negroes here first	8	
Haven't heard	10	
	100%	= 40

6b. How did you first learn about it?

Word of mouth	45%	
Neighbors	30	
Observation	20	
No answer	10	
"For Sale" sign	2	
Called "Gray" downtown	2	
Knew when I came	2	
Association meeting	2	
Don't know	2	
	115%*	100% = 40

7a. What kind of people are they?

Nice	30%	
Know occupation	23	
Like other people	15	
Upper class	10	
Conscientious about property	8	
Quiet, reserved	8	
Kept better than neighborhood	5	
Young	3	
College graduates	3	
Should let us get to know them	3	
Good customers	3	
All kinds	3	
Lower middle class	3	
Respectable	10	
No Answer	9	
Don't know	20	
	156%	100% = 40

*Multiple Answers

7b. What else do you know aboot them?

Occupation	45%	
Number of children	15	
Nothing	15	
Property kept well	13	
Simply furnished home	5	
No furniture	3	
Lower class	3	
Moved in at night	3	
Good residents	3	
Work hard	3	
No Answer	10	
Don't know	18	
	136%*	100% = 40

8. How did you learn what you know about them?

Neighbors, customers	33%	
Observation	25	
Personal association	20	
Association meeting	5	
Newspaper man	2	
Job application	2	
No Answer	15	
Don't know	5	
	117%*	100% = 40

9. What did you think would happen when the first Negroes moved here?

Nothing	30%	
Apprehension, discontent	30	
Took in stride	15	
"For Sale" signs	8	
Had to accept	5	
Few would move	10	
Violence	5	
Some glad	5	
Lot of talk	5	
Here when I came	5	
Fear of property devaluation	5	
Bad for business	3	
Other neighborhood "went Negro"	3	
Congestion	3	
Depends on where they move	3	
Don't know	10	
	145%*	100% = 40

*Multiple Answers

10. Did the neighborhood do anything special when the first Negroes moved in?

Yes	35%
No	33
Don't know	32
	100% = 40

Individuals welcomed	29%
Neighborhood assoc. welcomed	50
Met with BNI	29
Church welcomed	21
PTA meeting	7
Neighbors visited	7
Educated myself	7
Community bought house	7
100%=26 YES.	157%*

11. Why do you think the residents acted this way?

Economic fear	23%	
Prejudice	20	
Group action helps everyone	15	
Nice, responsible people	10	
Moved from problem in city	8	
Integration accepted	5	
Natural reaction	2	
Superior feeling	2	
Misinformation	2	
Weren't organized	2	
Not aware of them	2	
Older, can't move	2	
Don't mind a few	2	
Rough Negroes here	2	
Pushed too fast	2	
Resistance to change	2	
Must accept	2	
Don't know	20	
No Answer	13	
	136%*	100% = 40

*Multiple Answers

12. Were there any rumors at the time which later proved to be untrue? [If Yes] What rumors? Did the rumors make any difference in how people felt or what they did?

Yes	23%
No	55
Don't know	17
No Answers	5
	100% = 40

More Negroes moving in	56%
Efforts to change house value	22
Mixed marriage	11
Moved in one year before	11
Caused panic	11
Want legislation	11
"Snuck in"	11
(Based on Yes)	133%=9

13. Would you say these Negroes are like the other people in this neighborhood or not?

Yes	50%
No	12
Don't know	25
No Answer	5
Yes + No	8
	100% = 40

13a. How are they alike?

Like rest of people	55%	
Income	18	
Care of property	15	
Education, intelligence	10	
They aren't	5	
Personality	5	
Motivation	8	
Nice	3	
Desirable	3	
No Answer	8	
Don't know	19	
	139%*	100% = 40

13b. How are they different?

Color	28%
Different goals	8
Socially	8
Don't know them	8
Lower class	5
None	5
Higher income	3
Uneducated	3
Low morals	3
Different culture	3
Don't care for homes	3
Government support	3
Don't know	25
No Answer	15
	120%* 100% = 40

14. Has the presence of Negroes in the neighborhood made any difference?

Yes	35%
No	53
Don't know	10
No Answer	2
	100% = 40

Reminded of problems	21%
No house re-sale	21
Frighten some	21
Less business	14
Fewer whites	7
Some impropriety	7
Children undisciplined	7
Transition	7
See them as responsible	7
Until people adjusted	7
	109%

100% = 14Based on Yes

15. How much contact have you had with the Negro family/families?

None	40%
In store, business	27
Very little	22
Steady	5
Intermitant	2
Casual	2
No Answer	5
	104%* 100% = 40

16a. Does your clientele/congregation/organization include any Negroes?

Yes	58%
No	42
	100% = 40

16b. [If Clergyman or Neighborhood Association Officer] Does it have a position on integration? What position?

Yes	71%
No	29
	100% = 17

Desegregated	83%
Strengthen neighborhood	8
Segregation	16
Back civil rights groups	16
Moral suasion	8
"Property rights"	8
Keep speculators out	8
	147%*

100% = 12 "YES"

16c. [If Businessman] Do you have in your business a policy on serving Negroes? What policy?

Yes	65%
No	35
	100% = 23

Integrated	61%
Segregated	4
No equipment to serve	22
No Answer	13
	100% =23

(Based on Yes)

16d. .....And a policy on hiring Negroes? What policy?

Yes	65%
NO	35
	100% = 23

Hired in past	44%
Wouldn't hire	13
Hire if needed	18
Law requires it	4
If I had to	4
No Answer	17
	100% = 23

17a. Do you now hear any rumors around the neighborhood about this whole question of race? What rumors?

Yes	52%
No	43
No Answer	5
	100% = 40

Increase in Negro population	24%
People moving out	14
Prejudicial statements	14
Laws protect Negroes	9
Majority opposed	9
Neighbors will help	9
Just talk	9
Lose money	5
Speculators unwanted	5
Too much pressure	5
Same as anyone	5
Neighorhood uneasy	5
Won't repeat	5
	118%*

100%=21 "YES"

17b. Do you know how much truth there is in the rumors?

Fact	24%
No	5
Speculation	10
Feeling	5
Questions	4
Don't know	4
No Answer	48
	100% = 21 "Yes" in 17a.

17c. How do they get started?

People talking	24%
Newspaper	10
Social Security moved in	5
Fact	4
Apprehension	4
Don't know	10
No Answer	43
	100% = 21 "Yes" in 17a

18a. Do you think it is possible to achieve a stable integrated neighborhood here? Why?

Yes	65%
No	25
Don't know	10
	100% = 40

18a.

People will accept	46%	
No choice	23	
After education	11	
Social responsibility	11	
If people similar	23	
With cooperation	8	
Its' been done	11	
No contrary reason	3	
In new developments	3	
If no selling panic	3	
Few Negroes ill move in	3	
	145%*	100% = 26 "YES"

People won't accept	20%	
Prejudice	40	
Stop community activity	10	
Only under law	10	
Become Negro area	10	
Harrassment	10	
Vacancies	20	
Negroes can't afford	10	
Jews bring segregation	10	
	140%*	100% = 10 "NO"

18b. Do you think the white residents here accept integration? Why?

Yes	57%
No	33
Don't know	3
Yes + No	7
	100% = 40

Inevitable, realistic	43%	Prejudice	85%
Christian principles	17	Xenophobia	23
Majority for integration	30	Economic threat	15
Can't keep running	13	Cultural threat	23
Seem to accept	8	Would accept one	8
Tolerance	8	Don't like pressure	8
Education	4		142%
It's law	4		100% = 13 "NO"
No complaints	4		
No Reason	4		
Negro as good as white	4		
	139%*	100% = 23 "YES"	

19. Do you think that the present residents will stay or leave if other Negroes move here?

Stay	25%
Few stay	17
Few leave	20
Leave-if can sell	12
Move out	15
Depends on number	7
No place to run	5
State wide integration	2
Depends on family	2
No problem	2
Don't know	18
No answer	2
	127%* 100=40

20. Whose responsibility is it to deal with problems that arise when Negroes move into new areas?

Neighborhood association	48%
Churches	17
Everybody	17
Civic organization	15
Police department	10
PTA	10
Nobody	8
Individuals	10
Schools	5
None needed	3
M.D's	3
Government	5
BNI	3
Businessmen	3
Don't know	18
	175%* 100% = 40

21. Do you think there is anything I should have covered in these questions that I didn't?

No	68%
Yes	5
No answer	27
	100% - 40

COMMENTS:

6 - Baltimore Neighborhoods helpful.
each 1 - Neighborhood against.
Moved once, not again.
Groups co-operate.
More education needed.
Whites need leaders.
Real estate people helpful, if they want to be.
Concern for inter-marriage.
All humans.
Total integration will stop moves.
Have you seen the outcome?
Not now.
Are there stable neighborhoods?
What can business do?
Jewish migration hasn't stopped .
Eventually - 50% Negro.
Negroes by-pass this area.
Sexton is Negro - helps us accept integration.

Final Pix a

NAME_____ ADDRESS_____

[] HOUSE

[] DETACHED

[] SEMI-DETACHED

[] ROW

[] APARTMENT

[] CONVERTED SINGLE FAMILY DWELLING

[] BUILDING INTENDED FOR MULTIPLE OCCUPANCY

ASCERTAIN WHICH MEMBER OF HOUSEHOLD BEING INTERVIEWED:

[] HUSBAND [] WIFE [] OTHER ADULT FAMILY MEMBER (INDICATE RELATIONSHIP)_____

Hello. I'm Miss_____, a student at the College of Notre Dame. Our class is making a survey of how people feel about their neighborhoods. Your opinion would be of value to us.

1. How long have you lived in this neighborhood?_____years.

2a. What is the name of the neighborhood? What do you call it?_____

b. What kind of neighborhood is it? How would you describe it?_____

_____

_____

_____

_____

3. When did you move into this home? MONTH_____YEAR_____

4. When you first moved here were you planning to live here for the rest of your life or did you think you would move again some day?_____

[IF MOVE] How long did you intend to live here?_____

5. How long have you lived in the Baltimore area? And your wife/husband?

HUSBAND_____YEARS WIFE_____YEARS

6. In what state did you live most of your life? And your wife/husband?

HUSBAND_____ WIFE_____

7a. In what state did you live as a child? And your wife/husband?

b. Was it a rural or urban community?

HUSBAND_____[] URBAN [] RURAL

WIFE_____[] URBAN [] RURAL

8. Do you plan to stay in the Baltimore area?

[] YES [] NO [ASK] About how long do you plan to be here?_____

[] UNCERTAIN [IF NO OR UNCERTAIN, ASK:] Why?_____

_____

_____

_____

9. Do you plan to stay in this neighborhood?

[] YES [] NO [ASK:] About how long do you plan to be here?____

_____ [] UNCERTAIN [IF NO OR UNCERTAIN, ASK:] Why?_____

_____

_____

_____

10. How old is the house?_____Years.

11. How many bedrooms are there?_____

12. Are you renting or buying?

[] RENTING [ASK:]
What is the monthly rent?

$_____

Does this include utilities?

[] YES [] NO [ASK:]
Approximately how much per month are gas, electricity and heat?
$_____

[] BUYING [ASK:]
How much did you pay for the house? $_____

Is this in fee?

[] YES [] NO [ASK:]
How much is the ground rent? $_____

13a. How many adults including yourself live in this household?_____

b. How many children live in this household?_____
[List household members by relationship to head of household, age, sex, and children's schools]

MEMBER	AGE	SEX	CHILDREN'S SCHOOLS

14a. What was the highest school grade you completed?_____

b. And your wife/husband?_____

15a. What was the highest school grade completed by your father?_____

and his occupation? [BE AS SPECIFIC AS POSSIBLE]_____

b. And your wife's/husband's father?_____

and his occupation? [BE AS SPECIFIC AS POSSIBLE]_____

16a. What kind of work does the head of this household do? [BE AS SPECIFIC AS POSSIBLE]_____

b. What business (does he/do you) work for? [BE AS SPECIFIC AS POSSIBLE]

_____

_____

17a. If wife is employed, what kind of work does she do?_____

b. What business (does she/do you) work for?_____

_____

18. What was the approximate total (combined) income before taxes and deductions for the family in 1964? [INTERVIEWER WILL SHOW INCOME BREAKDOWN CARD]

[] UNDER $5000 [] $10,000-12,500

[] $5000-7500 [] $12,500-15,000

[] $7500-10,000 [] OVER $15,000

19. What newspapers and magazines do you and your family read fairly regularly?_____

_____

_____

20a. Do you regard yourself as being Catholic, Protestant, Jewish or what?

[] CATHOLIC [] JEWISH [] UNAFFILIATED

[] PROTESTANT [ASK DENOMINATION]_____

[] OTHER [SPECIFY]_____

b. Do you attend a church/synagogue: [] WEEKLY [] MONTHLY

[] LESS OFTEN THAN THAT?

21a. Is there a local neighborhood improvement association? [] YES [] NO

b. [IF YES] Do you belong to it? [] YES [] NO

c. Has there been a discussion in the association (or if no association among the residents here) about Negroes moving into this neighborhood?

[] YES [] NO [IF YES] DESCRIBE: _____

_____

_____

_____

_____

_____

_____

22a. When did you learn about the first Negro family moving into the neighborhood? _____

_____

_____

b. How did you first learn about it? _____

_____

_____

_____

23a. What kind of people are they? _____

_____

_____

_____

_____

b. What (else) do you know about them? [PROBE] Who is in the family? Occupations of working adults? How is their home furnished?

_____

_____

_____

_____

24. How did you learn what you know about them?_____

25. How did you feel about it when the first Negroes moved here?

26a. Do you think your neighbors felt the way you did or differently?

b. If differently, how did they feel?_____

27. Do you still feel the same way about the Negroes as you did when they moved, in or differently? How?_____

28. Do you think your neighbors feel the same or differently about the colored family now? How? _____

_____

_____

_____

_____

29a. Did the neighborhood do anything special when the first Negroes moved in? _____

_____

_____

_____

_____

_____

b. Why do you think the residents acted as they did? _____

_____

_____

_____

_____

_____

_____

_____

30. Would you say your Negro neighbors are like the other people in this neighborhood or not? _____

_____

[IF NOT:] How are they different? _____

_____

_____

_____

_____

31a. [IF ANY CHILDREN] Do your children have contacts with the Negro children? Do they play together? _____

_____

_____

_____

b. Do your children visit their homes? _____

_____

c. Do the Negro children visit your home? _____

_____

32. And the adults in the family---how much contact have they had with the Negro family? _____

_____

_____

_____

_____

_____

33. Do you belong to any organizations in which white and colored members meet together? Which ones? _____

_____

_____

34. If there is a neighborhood association, [YES TO QUESTION 21a] do your Negro neighbors belong? _____

_____

35. [IF EMPLOYED] At the place where you (and/or your husband/wife) work, do Negroes and whites work together in the same kinds of jobs?

HUSBAND _____

WIFE _____

36a. To what other organizations do you belong? _____

_____

_____

b. Do any of these organizations take any position on the whole question of racial integration? [ASK] What position? _____

_____

_____

37a. [IF CHURCH/SYNAGOGUE MEMBER] What about your church---does it take a position on integration? [ASK] What position?_____

b. How do you feel about this position?_____

38. In what other situations do you have contacts with Negroes? How frequent?_____

39a. What things do you like best about this neighborhood?_____

b. What don't you like about it?_____

40. If friends or relatives expressed an interest in moving into this neighborhood what would you advise them to do?_____

41a. Do you think it is possible to achieve a stable integrated neighborhood here? Why?_____

41b. Do you think the white residents here accept integration? Why?_____

42. Do you think that the present residents will stay or leave if other Negroes move here?_____

43. How would you feel if other Negro families move into the neighborhood?_____

44. How would you feel if other Negro families move into this block?

45. Now I have asked you a lot of questions. Do you think there is anything I should have covered in these questions that I didn't? Do you have any further observations about the situation in this neighborhood?_____

INTERVIEWS WITH WHITE FAMILIES IN NEIGHBORHOODS
OF ISOLATED NEGRO FAMILIES

FAMILIES INTERVIEWED: 45

13	Next door
17	Across street
15	A block away

TYPE OF DWELLING:

1	Apartment
44	House
24	detached
20	row

PERSON INTERVIEWED:

5	Husband
34	Wife
1	Both
1	Single man
1	Single woman
3	Other adult

1. LENGTH OF RESIDENCE IN NEIGHBORHOOD:

16	1-5 years
19	5-10 years
6	10-15 years
4	Over 15 years

2a. NEIGHBORHOODS:

22	City	- Identified as Northwood, Idlewood, Mt. Washington, Howard Park, Yale Heights and Gwynn Oak
9	Anne Arundel	- Identified as Suburbia, King Heights, and Sun Valley
14	Baltimore County	- Identified as Loch Glen, Country Club Estates, Rockdale-Milford Ridge, Pikesville, Reisterstown, Nicodemas and Point of Delight

2b. KIND OF NEIGHBORHOOD: - 76 Separate answers

GENERAL COMMENTS - Positive

27 "nice" "good area" "quiet" "O K" "good" "excellent" "pleasant" "convenient" "clean"

GENERAL COMMENTS- Negative

4 "don't like it" "close living,not too roomy" "few stores"

COMMENTS ON ECONOMIC LEVEL OF RESIDENTS:

17 "higher income than surrounding area", "mixed, all types and classes", "professional people, engineers" "like any other neighborhood" "upper middle class" "normal" "suburban" "middle class," "home owners"

COMMENTS ABOUT RESIDENTS - Positive

5 "friendly" "care about appearance of homes"

COMMENTS ABOUT RESIDENTS - Neutral

5 "young children", "transient" "elderly"

COMMENTS ABOUT RESIDENTS - Negative

10 "neighbors keep to themselves" "catty women" "not friendly" "too noisy" "people have too many dogs"

COMMENTS ON RACIAL CHANGE - Negative

8 "colored have moved in" "bad risk, questionable"

3. LENGTH OF RESIDENCE IN HOME:

14	1-5 years
19	5-10 years
11	10-15 years
1	Over 15 years

4. PLANNED TO LIVE HERE REST OF LIFE: 18
PLANNED TO MOVE AGAIN: 27

5. HOW LONG LIVED IN BALTIMORE AREA?

	HUSBAND	WIFE
Under 10 years	15-	14
10-19 years	5	6
20-29 years	2	2
30-39 years	2	3
40 years and Over	4	4
All my life	16	15

6. IN WHAT STATE DID YOU LIVE MOST OF YOUR LIFE?

	HUSBAND	WIFE
Maryland	27	27
South	2	3
Border	1	
Middle Atlantic	6	5
Midwest	3	4
Southwest	2	1
Pacific	1	1
Italy		1
All over	2	1
Don't know		1

URBAN	30	25
RURAL	14	17

8. NOW PLAN TO LIVE IN BALTIMORE AREA?

26 YES
10 NO - (because want different house, because of job change)
9 UNCERTAIN

9. NOW PLAN TO STAY IN THIS NEIGHBORHOOD?

14 YES
25 NO - (want different house, different neighborhood, job change)
6 UNCERTAIN (want different house, different neighborhood, job change) (Only 2 mentioned changing neighborhood)

10. AGE OF HOUSE

4 Under 5 years
24 5-11 years
9 11-17 years
1 17-23 years
4 23 or more years
3 Don't know

11. NUMBER OF BEDROOMS

4 Two
37 Three
3 Four
1 Five

12. RENTING OR BUYING:

35 a. BUYING - Price in fee

3 Under $10,000
17 10,000-14,999
8 15,000 & over
7 Don't know

9 b. Renting (utilitie included

1 Under $100 monthly
1 100-124
2 125-150
1 Over $150
4 Don't know or no ans

13a. NUMBER OF ADULTS IN HOUSEHOLD:

40 Two
4 Three
1 Four

b. AGES OF ADULTS:

3 Under 20
3 20s
8 30s
4 40s
6 50s
2 60s & 70s

d. AGES OF CHILDREN:

1 Teens out of school
16 *Teens in school
46 *Under 13
35 Pre-school

SEX

44 Male
54 Female

*15 Attend parochial schools, the rest public schools

g. TOTAL PERSONS IN HOUSEHOLD:

4	Two
7	Three
17	Four
7	Five
8	Six
2	Seven

14. ADULTS' EDUCATIONAL ACHIEVEMENTS:

	HUSBAND	WIFE
Elementary - incomplete		1
Elementary - complete	2	
Highschool - incomplete	7	8
Highschool - complete	11	22
College - incomplete	7	3
College - complete	6	7
Graduate	10	2
Don't know, or no answer	1	1

15. DID ADULTS ATTEND SCHOOL LONGER THAN THEIR PARENTS?

YES	23	26
NO	3	6
Don't know, no answer	18	12

16 & 17. TYPE OF EMPLOYMENT:

	MALE	FEMALE
Professional	10	1
Executive	8	
Teaching	2	2
Technician	7	
Clerical	4	2
Skilled labor	7	1
Unskilled labor		2
Military	4	
Not employed	2	35
Don't know		1

18. FAMILY INCOME:

4	Under $5000	2	12,500-15,000
12	5,000-7,500	2	15,000-and over
6	7,500-10,000	10	Don't know, no answer
9	10,000-12,500		

19. READING MATTER:

36 Sun papers
15 News American
7 Other newspapers
15 Life/Look
14 Readers Digest
5 Saturday Evening Post
1 National Geographic
9 Religions
7 Professional,Tech. & Fraternal
4 Business, Science
20 Women's Magazines
3 Men's Magazines
4 Children's Magazines
14 News Magazines
3 Sports Magazines

20. RELIGIOUS AFFILIATION:

15 Catholic
4 Jewish
23 Protestant
1 Other (Greek Orth.)
1 Unaffiliated
1 Husband Catholic - Wife Protestant

21a. IS THERE A LOCAL NEIGHBORHOOD IMPROVEMENT ASSOCIATION?

32 Yes
2 No
11 Don't know

b. DO YOU BELONG?

19 Yes
13 No

c. HAS THERE BEEN DISCUSSION IN ASSOCIATION OR AMONG RESIDENTS RE. NEGR
MOVING INTO NEIGHBORHOOD?

21 Yes
7 No
18 Don't know

WHAT COMMENTS?

9 Negative (antagonistic to Negro family)
Said property values decrease
4 Neighborhood association action - positive
3 Neighborhood association action - negative
8 There was a lot of talk
2 No problem now
7 Don't know

22. HOW DID YOU HEAR ABOUT NEGRO FAMILY MOVING IN?

1 Association or neighborhood meeting
22 Friends/neighbors/acquaintances told me
18 Saw Negro family

23. WHAT KIND OF PEOPLE ARE THE NEGRO NEIGHBORS?

Positive - All but 7 made positive remarks - including the following: "clean" "well-disciplined" "college education"

The 7 who did not speak positively said only that "they stay to themselves" and "all right, I guess". 9 answered "don't know"

37 respondents said they knew something about the family
18 respondents said they knew something about their home
___ respondents said they knew something of the adults (s)
32 respodnents said they knew something about the occupation

24. HOW DID YOU LEARN WHAT YOU KNOW ABOUT THEM?

13 Seeing them
13 Talking to them
1 Through Association
1 Read news article
47 Neighbors
1 Supposition

25. HOW DID YOU FEEL WHEN THEY MOVED IN?

___ Apprehensive, upset
14 Worried about property values
16 Neutral
7 They were here before we came
3 Glad

26. DID YOUR NEIGHBORS FEEL SAME AS YOU DID?

22 Yes
18 No (these attributed more hostile attitudes to their neighbors than they considered they themselves held

10 Don't know

27. DO YOU FEEL THE SAME NOW?

29 Feel same
10 Feel differently (more accepting)
6 Other

28. DO YOUR NEIGHBORS FEEL SAME OR DIFFERENTLY NOW?

19 Same
18 Differently (more accepting)
11 Don't know

29. DID NEIGHBORHOOD DO ANYTHING SPECIAL WHEN FIRST NEGROES MOVED IN?

9 Held meeting
3 Sale signs
3 Association tried to buy house
1 Held demonstrations
1 Some moved
2 Vandalism, hate calls
2 Ignored Negro family
7 Don't know
2 Association attempted to stop panic
17 Nothing

WHY DID NEIGHBORS ACT THIS WAY?

9 Financial reasons
9 Prejudice
4 Fear, resentment, hostility
4 Other

30. WOULD YOU SAY NEGRO NEIGHBORS ARE LIKE OTHER PEOPLE IN THIS NEIGHBORHOOD OR NOT?

19 Yes "stick to themselves" "keep their place nicely"
18 No "nicer", friendlier," "better","higher level," "better educated","keep property better", "quieter", "better off financially"

31. DO YOUR CHILDREN HAVE CONTACTS WITH NEGRO CHILDREN?

17 Yes
11 No
17 No contemporary children

DO YOUR CHILDREN VISIT THEIR HOMES?

9 Yes
19 No
8 No contemporary children

31c. DO THE NEGRO CHILDREN VISIT YOUR HOME?

7 Yes
30 No
8 No contemporary children

32. ADULT CONTACTS

2 Neighborhood activity
4 Over back fence
1 Coffee
4 Casual courtesies
6 Little contact
26 No contact

33. DO YOU BELONG TO ANY ORGANIZATIONS IN WHICH WHITE & COLORED MEMBERS MEET TOGETHER?

13 Yes
32 No

Church groups	7
School faculty	1
Professional	1
Political	1
Military and veterans	2
Scouts	1

34. DO YOUR NEGRO NEIGHBORS BELONG TO NEIGHBORHOOD ASSOCIATION (If there is one)?

2 Yes
12 No
18 Don't know
3 No association
10 Don't know if there is an association

35. (If Employed) AT JOB, DO NEGROES AND WHITES WORK TOGETHER IN SAME KINDS OF JOBS?

36 Yes
8 No
7 Don't know

[TOTAL EQUALS ANSWERS FOR BOTH HUSBANDS AND WIVES]

36a. TO WHAT OTHER ORGANIZATIONS DO YOU BELONG?

8 Organizations related to work
8 Educational, philanthropic, fraternal
4 Political, veterans
2 Church
5 Social
23 None

(Some respondents named more than one organization)

b. DO THESE ORGANIZATIONS TAKE ANY POSITION ON INTEGRATION? WHAT?

10 No
4 Don't know
6 Yes

5 In favor
1 Don't admit Negroes

25 No answer

37a. DOES YOUR CHURCH TAKE POSITION ON INTEGRATION? WHAT?

8 No
23 Yes - favors integration
1 Takes one position but acts differently
11 Don't know
2 No answer

b. HOW DO YOU FEEL ABOUT THIS POSITION?

20 Agree with church position
5 Disagree
3 Ambivalent
1 Undecided
16 No answer

38. IN WHAT OTHER SITUATIONS DO YOU HAVE CONTACTS WITH NEGROES?

13 Public accommodations
6 Employ household help
2 Church
5 Work
5 School
4 Neighborhood
3 Social
21 None

39a. WHAT DO YOU LIKE BEST ABOUT THIS NEIGHBORHOOD?

15 Convenience
17 Quiet, in the country, scenery, not crowded
8 Clean, well kept, neighborhood services, well-developed
13 People: friendly neighbors, playmates for children
1 Good school
7 Like house, grounds
1 Privacy (neighbors keep to themselves)
6 Nothing

b. WHAT DON'T YOU LIKE ABOUT IT?

6 Inconvenience: narrow streets, lack of public transportation, parking problems, traffic
5 Noisy, lack of privacy, lack of police protection
16 Unfriendly people, catty, nosey neighbors, elderly neighbors, too many children, too many families with pets
3 House too small
1 Everything
16 Nothing
3 Negroes in neighborhood

40. WOULD YOU ADVISE FRIENDS AND RELATIVES TO MOVE TO THIS NEIGHBORHOOD?

27 Would recommend
14 Not recommend
2 Up to them
1 Depends on family size
1 No answer

41a. DO YOU THINK A STABLE INTEGRATED NEIGHBORHOOD CAN BE ACHIEVED HERE?

24 Yes

People will accept it gradually	9
If all on same socio-economic level	3
If well handled	3
Is working/can work	4
Because people keep to selves	1

11 No

Someone always causing trouble, two races don't get along, we don't like Negroes	4
Can't sell house except to Negroes/Jews	3

41a. 2 Not if Negroes/more Negroes move in
2 Residents' socio-economic level too low
2 Other

10 Don't know
1 Transient neighborhood
3 Prejudice, panic
6 Other

b. DO YOU THINK WHITE FAMILIES WILL ACCEPT INTEGRATION?

23 Yes

5 Have accepted it
8 Are forced to accept it
1 So long as more Negroes families don't move in
2 If Negroes are the right type
3 But have some reservations, doubts
4 Other

6 No

4 Two races different, can't live together
2 Other

10 Don't know
6 Some do, some don't

42. WILL PRESENT RESIDENTS STAY OR LEAVE IF OTHER NEGROES MOVE HERE?

12 Stay
14 Leave
7 Depends
5 Some will stay, others move
7 Don't know

43. HOW WOULD YOU FEEL IF OTHER NEGRO FAMILIES MOVED INTO THE NEIGHBORHOOD?

12 Wouldn't like it
23 Wouldn't mind
8 Depends on type of Negro
2 Don't know

44. HOW WOULD YOU FEEL IF OTHER NEGRO FAMILIES MOVED INTO THIS BLOCK?

16 Wouldn't like it
17 Wouldn't mind
7 Depends on type of Negro
2 O K if scattered, not bunched
3 Don't know

45. NOW I HAVE ASKED YOU A LOT OF QUESTIONS. DO YOU THINK THERE IS ANYTHING I SHOULD HAVE COVERED IN THESE QUESTIONS THAT I DIDN'T? DO YOU HAVE ANY FURTHER OBSERVATIONS ABOUT THE SITUATION IN THIS NEIGHBORHOOD?

POSITIVE ANSWERS:

1. No, I wouldn't mind if they moved next door.
2. We all get along.
3. Don't like parents not letting children play with Negroes.

NEUTRAL::

1. White attitudes toward integration depends upon white financial position.
2. Majority don't mind a few Negroes, but don't want to be overrun.
3. Hard to have stable neighborhoods - can't sell to whites when you have to move.
4. Prejudice is learned from parents.

NEGATIVE:

1. I'm more concerned about property depreciation than integration.
2. Don't want to see intermarriage.
3. It's bad, that's all.
4. White friends and relatives look down on you when Negroes move into your neighborhood.
5. It's easier to accept when planning to move.
6. Colored people have their own places to go.

HEALTH & WELFARE COUNCIL
OF THE BALTIMORE AREA, INC.

Daniel R. Fascione
Research Director

10 South St. - Baltimore, Md. 21202 - Phone 752-4146

1st phase Negro family

Mr. Abraham

COPY

NAME [redacted] ADDRESS [redacted]

☐ HOUSE ☐ APARTMENT

☐ DETACHED ☐ CONVERTED SINGLE FAMILY DWELLING

☒ SEMI-DETACHED ☐ BUILDING INTENDED FOR MULTIPLE OCCUPANCY

☐ ROW

Good evening. I'm Mrs.....

There are 12 to 15 Negro families living in otherwise white communities in Baltimore City and Baltimore and Anne Arundel Counties. In each situation there has been a comparative absence of panic and flight following the entry of the Negro family.

The purpose of this study (and a companion study of the white residents of these communities) is to determine the attitudes of individuals and communities regarding the racial change in their neighborhoods.

[ASCERTAIN WHICH MEMBER OF HOUSEHOLD BEING INTERVIEWED:]

☒ HUSBAND ☒ WIFE ☐ OTHER ADULT FAMILY MEMBER [INDICATE RELATIONSHIP] _____

1. When did you move into this home? MONTH 5 YEAR 62

2a. Are you renting or buying?

☐ RENTING [ASK:]
b. What is the monthly rent?
$ _____

☐ BUYING [ASK:]
c. How much did you pay for the house? $ _____
d. Is this in fee?
☐ YES
☐ NO [ASK:] e. How much is the ground rent? $ 96

3. How old is the house? 15 YEARS

4. How many bedrooms are there? 3

5. What is the name of this neighborhood? Naskwood

6. How long have you lived in the Baltimore area? (And your [wife/husband])?

[HUSBAND] 16 YEARS [WIFE] _____ YEARS

mod. 7. From what neighborhood did you move to this home? North Balto

8. Did you own your previous home, or rent? ☒ OWNED ☐ RENTED

9. How many bedrooms did you have there? 4

10. In what state did you live most of your life? (And your [wife/husband])?

[HUSBAND] Md [WIFE] Md

11a. In what state did you live as a child? (And your [wife/husband])?
b. Was that a rural or urban community?

[HUSBAND] Md ☐ RURAL ☒ URBAN

[WIFE] _____ ☐ RURAL ☒ URBAN

12. Do you plan to stay in the Baltimore area?

☐ YES [SKIP TO QUESTION 13]

☑ NO [ASK:] About how long do you plan to be here? 5 yr.

☐ UNCERTAIN

[IF NO OR UNCERTAIN, ASK:] Why? We're wanted to move to Los Angeles California

13. Do you plan to stay in this neighborhood?

☑ YES [SKIP TO QUESTION 14]

☐ NO [ASK:] About how long do you plan to be here?

☐ UNCERTAIN

[IF NO OR UNCERTAIN, ASK:] Why?

14a. How many adults including yourself live in this household? 2

b. How old are they (the other adults), and how are they related to you? [LIST BELOW]

c. If some adults in the household are unrelated, how many?

[AGE AND RELATIONSHIP OF ADULTS IN HOUSEHOLD:]

Husband & wife

d. How many children of school age live in this household?

[LIST NAMES, AGES AND SCHOOLS ATTENDED]

[NAME]	[AGE]	[SCHOOL]
Michael Moore	16	City
Calvin Moore	15	City

e. Are there any pre-school children in the household? (How many?) 0

[LIST NAMES, AGES AND NAME OF SCHOOLS TO WHICH PLANNING TO SEND PRE-SCHOOL CHILDREN]

[NAME]	[AGE]	[SCHOOL]

15a. What was the highest school grade you completed? husband 11 wife 14

b. And your (wife/husband)?

16a. What was the highest school grade completed by your parents? FATHER 16

MOTHER 8

b. and your (wife's/husband's)? FATHER 8

MOTHER 12

17a. What kind of work does the head of the household do?

electrician

b. What company (does he/do you) work for? State Rosewood Hospital

18a. How many other members of the family living here are employed? 2

☐ NONE [SKIP TO QUESTION 19]

b. What kind of work does (he/she) do?
c. What company?

FAMILY MEMBER	KIND OF WORK	COMPANY
(1) wife	typist	City
(2)		
(3)		

19. What was the approximate total (combined) income before taxes and deductions for the family in 1963? $ 9,000.00

20. Do you regard yourselves as being Catholic, Protestant, or what?

☐ CATHOLIC ☒ PROTESTANT ☐ UNAFFILIATED [SKIP TO QUESTION 22]

☐ OTHER [SPECIFY]

21a. Do you belong to a church?

☐ NO

☒ YES [ASK:] b. What is the name of the church?

Union Memorial

c. Where is it located?

Halem & Warwick ave

18. How did you decide to move into this house and neighborhood? [PROBE] How did you hear about it? Who recommended it? What other neighborhoods did you consider? What were your misgivings concerning your choice?

I like the house.

through a agency
I had been looking for a couple of years. I look around good before I decided. Well this isn't the house I thought it was. It has many flaws. We like the house because of all the space on wide a track

19. What did your friends and relatives think about your move to this house?

They thought it was a really nice house.

20. [illegible]

21a. Do you [illegible]

NO

24. If your friends or relatives expressed an interest in moving into this neighborhood, what would you advise them to do?

(w) If you have a house paid for stay in it.

(h.) If my friends wanted to move here I would ask them to have the house appraised I'd like to go over the house with them because they're selling for ridiculous prices some 11,000 & up houses they're not worth 9,500. They're all basically alike in the block & why should they be sold higher

25. How did you think the residents would feel when you moved in here?

I never gave it a thought. This didn't interest me at all it wasn't the first time I'd moved into a neighborhood that was predominately white. I had been use to living in mix neighborhood all over the country.

26. What kind of a reception, if any, did you receive from the residents when you arrived? [PROBE]
Were there any expressions of hostility? Why do you think the residents acted as they did?

We were welcomed to the neighborhood and we given a dinner party by Mrs. Flannery Cartoonist at Sun Paper. The neighborhood accepted welcomed. Generally we were accepted. No hostility at all. We were invited to the churches in the neighborhood. The ones we were accepted by were very cordial

27. [IF ANY CHILDREN:] How much have the children in your family had to do with your neighbors here?

The age group is limited in block. but they associate with others in neighborhood & playground school

28. And the adults in the family—how much have they had to do with neighbors?

Very little my job is confined. I have little time to spend in neighborhood. My wife isn't overly friendly person. So she doesn't encourage to much. But we talk

29a. Is there a local neighborhood improvement association?

☐ NO/DON'T KNOW [SKIP TO QUESTION 30]

☒ YES [ASK:] b. Do you belong to it? ☒ YES ☐ NO

c. Were you asked to join?

☒ YES ☐ NO [ASK:] Did you make any efforts to join? ☐ YES ☐ NO

d. Have you participated in its activities?

☐ NO ☒ YES [ASK:] What activities? What did you do?

We have a neighborhood assoc you have to belong. This is stated in your deed. It for your own protection

30. Do you belong to any interracial groups?

☒ NO ☐ YES [ASK:] Which ones?

31. Do you belong to any civil rights groups?

☒ NO ☐ YES [ASK:] Which ones?

32. Any other organisations?

☒ NO ☐ YES [ASK:] Which ones?

33. In general, what do you think of your new home and surroundings?

The surrounding I like. It was what we were looking for. And for the house. The gloomers had worn off. But we like it.

34a. What things do you like best about the neighborhood?

It's nice & quiet. I brought within my means this to help for enjoyment.

b. What don't you like about it?

There isn't anything I don't like.

35. Does a stable integrated neighborhood here seem possible to you? [PROBE] Do you think that the white residents here accept integration? Why?

I feel a stable neighborhood is possible. They accepted it here. But people here always moving. For one reason or the other. Actd we have several Negro families here already. One white neighbor said to me. "This home is almost paid for why should spend my savings to buy a new house when my wife and I can buy go aboard or I can buy that boat I've always wanted."

36. Do you think that the present residents will stay or leave if other Negroes move here? No. because the other homes are for sale and they can't get the prices they want. If and when they do. Some will move.

37. How would you feel if other Negro families move into this block?
I feel it would the same as it was with white neighborhoods. We have about 40 negro families now

38. How would you feel if other Negro families move into the neighborhood?
I feel the same

39. In what situations other than the neighborhood [and organization activities] do you have contact with white people?
job, socially.

40. How frequent are these? dinners, parties and dances

41. What kind of contacts? socially

Thank you very much.

APARTMENT HOUSE OWNERS

FAIR HOUSING SURVEY

1. How many units do you own or manage? _____

   a.) How many of these are occupied by whites? ____

   b.) How many of these are occupied by Negroes? ____

   c.) How many are vacant or occupied by other races? ____

   [TOTAL OF A, B, & C SHOULD EQUAL NUMBER ON LINE 1]

2. How many separate locations are represented by the units shown on line 1? _____

   a.) In how many of these do you have only whites? ____

   b.) In how many of these do you have only Negroes? ____

   c.) In how many do you have both whites and Negroes? ____

   [TOTAL OF A, B, & C SHOULD EQUAL NUMBER ON LINE 2]

3. In what postal zones are the locations mentioned in line 2?

   _____

4. What is your most typical rental range? (If you have different rental ranges at different locations, indicate in right hand column the postal zone to which the ranges apply.)

RENTAL RANGE (Excluding Utilities)	POSTAL ZONE
[] Under $70	_____
[] $70-90	_____
[] $90-125	_____
[] $125-150	_____
[] $150-200	_____
[] $200 and Over	_____
[] Other [SPECIFY]_____	_____

5. How often do you receive requests from Negroes seeking to rent in properties where you have only white tenants?

[] Often [] Occasionally [] Seldom [] Never

6a. What is your policy regarding such requests?

_____

_____

_____

_____

_____

b. When was the last such request made? _____

c. How was it handled?

_____

_____

_____

_____

_____

_____

7. As you know, some civil rights groups are demonstrating for open occupancy housing. Do you think that apartment house owners as a group should: (check as many as you agree with.)

a.) Support open occupancy legislation

locally []
metropolitan []
state []

b.) Encourage voluntary desegregation by

individual apartment house owners []
groups of owners within neighborhoods []
all owners in metropolitan area []

c.) Let each owner meet the situation in his own way when he is faced with the problem []

7d. What other action do you suggest for the apartment house owners individually or as a group?

_____

_____

_____

_____

_____

8. Under what circumstances, if any, would you personally be in favor of racial desegregation of your apartments?

_____

_____

_____

_____

_____

_____

_____

9. Under what circumstances do you think racial desegregation of apartment units will occur in the Baltimore area?

_____

_____

_____

_____

_____

_____

10. What changes, if any, do you foresee for the apartment house market if racial desegregation occurs by ordinance or voluntary agreement?

_____

_____

_____

TO BE RETURNED TO: APARTMENT HOUSE OWNERS ASSOCIATION OF MARYLAND

NEWS/Baltimore Neighborhoods, Inc.
One Charles Center
Baltimore, Maryland 21201

Contact: Edward L. Holmgren
Exec. Director
SA 7-3194

FOR IMMEDIATE RELEASE

State-wide fair housing legislation has been advocated by a majority of apartment house owners participating in a metropolitan area study.

The survey was conducted by the Research Advisory Committee of Baltimore Neighborhoods, Inc. at the request of the Apartment House Owners Association of Maryland.

BNI was asked to determine the attitudes held by the apartment house owners in connection with open occupancy legislation. Questionnaires were sent to the entire membership of the association, and one-quarter of that group responded. The respondents owned a total of 17,536 apartment units in Baltimore and surrounding counties and represented a variety of apartment operations. Some of the important findings are:

1. More than one-half had never received a rental request from a Negro.

2. All of the owners who received requests for non-white occupancy declared that the frequency of such applications was minimal.

3. One-quarter stated that Negroes would be considered in the same manner as the white population if there were requests for occupancy.

4. Only one owner cited the lowering of standards as a probable consequence of open housing.

While the majority of those replying believe that desegregation is inevitable, most of the owners answering favored state-wide open occupancy legislation as the means of achieving this end. The greater

the number of units owned by the respondent., the stronger the advocacy for this kind of legislation.

These findings are consistent with the apartment house owners' recent announcement of their position in favor of metropolitan or state fair housing laws.

In commenting on the survey Edward L. Holmgren, executive director of the organization observed "that there is apparently a slightly improved readiness to accept Negro tenants than past experience and evidence has indicated.

"The fact that several apartment owners indicated that they had never received inquiries from prospective Negro tenants, but would accept qualified renters is a sign that some breakthrough on this issue might be taking place.

"In the past most Negroes have not sought to rent apartments in these places because they could expect that their applications would be refused on racial grounds. However, the landlords are not advertising their open occupancy policy and therefore it is impossible in most instances to determine which rental units, not in areas where Negroes live, might be available on a non-discriminatory basis."

BALTIMORE

1. Has your Good Neighbor Pledge Campaign been tried this year? Not yet If so, how successful was it? If not, what preparations are being made to get the 10,000 signatures? Religious campaign — Fall '66

2. Why did the business leadership respond favorably to the facts and implications of the housing problems for Negroes? How did you gain their sympathy? and understanding

3. Did the conference which led to the creation of Baltimore Neighborhoods, Inc. succeed because of the strong "respectable" backing, i.e., Greater Baltimore Committee, business and community leaders? Definitely [Definitely G.C.]

4. The Conference on Equal Opportunity in Housing, November, 1964: what were the preparations for it, the program, financing, speakers or leaders, results?

5. How did Baltimore obtain the cooperation of the Real Estate Board? Was this Conference on Equal Opportunity in Housing the deciding factor? Is the organization, the Real Estate Board, integrated? yes

6. What sort of staff (number and training) and services does the Baltimore Neighborhoods, Inc. have.

7. Baltimore Public Schools: How integrated? Does the situation reflect the housing pattern? Or are children bussed for some sort of racial balance? Are many children in private schools, parochial? page 3 underscored part - comment

8. What progress has been made with the Apartment House Owners Association regarding open occupancy?

9. Has the Real Estate Board's question on "open occupancy: yes or no" increased the availability of housing to non-whites? Have people been inclined to say no when confronted with this question for personal prejudice or neighborhood pressure?

10. Do you have the results of the survey of owners' attitudes on open occupancy which was conducted by AHOA and BNI? If so, may I have a copy? Page 4 Has the 1966 President of AHOA accepted BNI Board Position?

11. What has been the outcome of the impetus for a fair housing law? If it has passed does this reflect the present support of the business community (Greater Baltimore Committee)? Do you see a logical pattern to GBC progressive change page 5 of report?

12. Is there much hope for open housing in the suburbs - Baltimore and Anne Arundel counties? How do you go about trying to gain cooperation here?

13. I would like any other completed studies, and the copies of questionnaires you used, if available. (These studies are: 3-phase survey of 17 Negro families who have bought in white neighborhoods, of their neighborhoods and of business and community leaders in the areas; survey on practices of Realtors operating in Balt. County with respect to Negro homeseekers; survey of apartment house owners with respect to policies on renting to Negroes; consultation on a survey to examine the outcome of the good neighbor pledge campaign; upadating of 1963 study of Negro housing demand; analyzing the distribution of racially labeled classified apartment rental advertising.) professionally analyzed? complete? Page 7 Negro in white Surveys

OVER

14. Opinion on Single class neighborhood vs. Multi-class neighborhood? (Spot low rental housing or spot rent subsidy)

15. Other Civic Religious groups?

16. Copy of the 1960 BNI anti-blockbusting ordinance

17. Has the Woodberry Neighborhood been integrated since the experience of violence? Is there any plan (specify note in Appendix)

(18) Any progress in Communications with Maryland Home Builders Assoc.

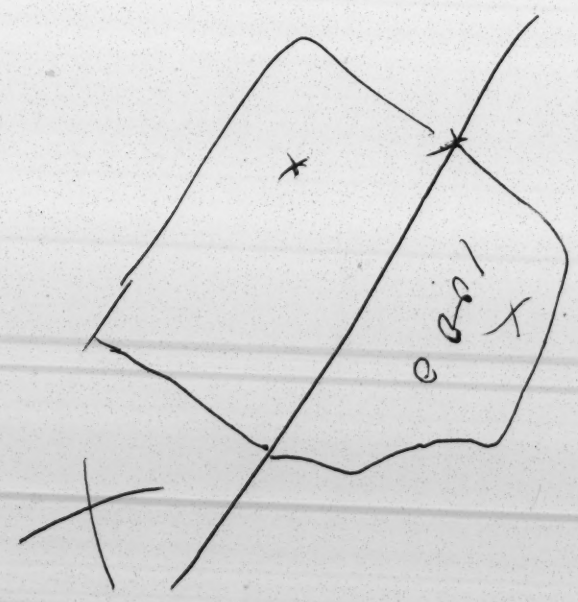
(19) Do you know of Mr Jack Tolbert US Chamber? Community Development work toward Metro-Economic Stabilization?

20. Any further results of FHA Complaint? page 5
What would you think the possibility of getting FHA to take the initiative aggressively rather than put the burden on the applicant. (Schools - Freedom of Choice)

21. Anything further on 1st ¶ page 6.

23. County Council Fair Housing Legislation status.

24. 54 Talks listed in Appendix of Annual Report in 1965 over what period were these 54 Talks made?



NEW SOUTH article

Notes for the files re: Baltimore Neighborhoods, Inc. - Holmgren

1. The Good Neighbor Pledge Campaign has not been tried again. Mr. Holmgren will follow the lead of a successful campaign in Boston which was a religious organization oriented campaign. He expects to conduct Baltimore's in the fall of 1966.

2. This was purely a matter of leadership. Mr. Holmgren feels that good leadership is almost a "cure all". In Baltimore's case it was Mr. Jim Rouse, a promoter and developer of "Columbia". It was done purely for business reasons to try to stabilize the tax space.

3. Definitely. The reason for Greater Baltimore's success was the leadership of Greater Baltimore's committee which was composed of a hundred highly selected leaders, and this was developed basically because of default in leadership by the Baltimore Chamber of Commerce.

4. BNI had help by the President's Committee on Equal Opportunity in Housing which helped financially as well as otherwise. The President's Committee on Equal Opportunity in Housing first had a conference in Boston, the second one was held in Baltimore. Baltimore's had a committee composed of 20 people to develop the program, background, papers, and approximatley 600 people attended a luncheon. The conference was held for a complete day.

5. Through leadership of Jim Rouse. Yes. Yes - happened as a fluke. The Real Estate Board sent out a letter soliciting memberships indiscriminately to all newly licensed real estate brokers. Through a little opportunistic politicing they took in six Negro brokers at one time. The multiple-listing bureau now has a Negro on the board of directors. Mr. Holmgren came to Baltimore in 1961; the Real Estate Board integrated in 1963.

6. BNI has two professionals, Mr. Holmgren, a University of Chicago graduate in political science. He later worked with Chicago housing authority, American Friends and Urban League. The other professional is his assistant, a graduate of Vasser in history, came from the Housing

Authority, Baltimore. They have one intern from NAIRO.

7. Baltimore population 42% non-white; school population 75% non white. School follows housing patterns. Schools have open enrollment; bussing only to overcome overcrowding, but this does help, of course, in the integration pattern. The new superintendent from New Haven is very good and has a positive program for the future. Again Mr. Holmgren emphasizes the importance of leadership. Mr. Holmgren feels that schools are simply the single most sensitive problem for BNI. This is where he finds more parental resistance, although Mr. Holmgren did not say so, but because of his successes and failures being so highly tied into the leadership he was able to obtain whether it was the real estate board or the schools, ~~I believe~~ he would case the city and move out in the matter of where he found good leadership response. It is rather interesting to note that the pattern of integration in Baltimore does not follow Washington, D. C. In Baltimore it is elementary school poorly integrated, junior high fairly integrated, high school well integrated. The tutorial project instigated by Fellowship House, conducted by high school children as tutors has been most helpful for a remedial program.

8. BNI serves on a retainer basis to AHOA. The breakthrough with AHOA came when Hopkins University required open listing on listings only by those who would agree to open occupancy. Again it was a matter of leadership within AHOA.

9. There hasn't been opportunity long enough to give a reasonable sampling. This is what they must find out. Mr. Holmgren knows that the result will depend entirely on how the AHOA interviewers ask the questions BNI hopes to conduct the training procedure.

10. Mr. Holmgren will furnish us with this. 1966 president of AHOA accepted, then declined BNI Board position evidently because of pressure.

11. Progress has increased each year but directly in ratio to leadership in officers, GBC; Baltimore Real Estate Board, and AHOA. Unless anti-blockbustin

laws are geared to fair housing legislation, Mr. Holmgren is not enthusiastic about it.

12. BNI is making progress in suburbs. One problem here is getting information across to the Negro community of what they can do. BNI is getting assistance of activist groups plus Negro church, social clubs, etc. NAIRO intern is meeting with these people.

13. Mr. Holmgren will forward this information to us.

14. Believes it has merits.

15. Other civic does not mean Kiwanas, Rotary type of organization. Religious groups included all denominations and sex.

16. Mr. Holmgren will send us a copy of the anti-blockbusting ordinance.

17. No, there is very poor organization in Woodberry.

18. This has been worked on (communications with Maryland Homebuilders Assoc.) there has been some success, but again this depends on who the officers are.

19. No - does not know Jack Tallent, U. S. Chamber of Commerce.

20. No. This FHA complaint is still in process (p.5). There is poor FHA leadership in Baltimore.

21. This is being furthered by utilization of NAIRO intern (1st paragraph, page 6).

22. - no no. 22.

23. The county council has passed a fair housing statute.

24. I didn't get an answer to #24 (54 talks as listed in appendix of 1965 Annual Report - over what period were these 54 talks made).

Type up questions 14 - 24 - these questions to accompany the letter with a copy of our notes on the questions for the file.

Should I Move to a Northern Virginia Suburb?
How Would I Be Received?

Should I Welcome a Negro as a Neighbor?
Should I Sell My House to a Negro?

NMH

OUR OBJECTIVE

Whoever you are, colored or white, the problem of segregated housing affects us all. It is of our making, it infects our society. We can solve it, if we will—and make our community a better place for ourselves and our children. The solution is to help Negro families buy or rent in neighborhoods of their choice as freely as anyone else. To this end Northern Virginia Fair Housing, Inc. has been organized.

Metropolitan Washington is webbed with walls of prejudice and indifference which prevent Negro families from moving out from the center of the city to the suburbs. Many of these families have incomes, positions and backgrounds typical of suburban residents.

These walls of prejudice must come down. For as increasing numbers of Negroes move North in search of equal opportunities, new ghettos, poisonous and explosive, are being formed in the hearts of northern cities. Today the capital is predominantly Negro. But Negroes comprise only about 6% of *suburban* Washington's population.

Here as elsewhere in America, Negroes, a century after emancipation, are demanding their full rights as citizens. Recent events make clear that these rights, in housing as in other areas of life, cannot longer be withheld without more hostility and more bloodshed than we have already suffered. In housing it is up to us to work out new patterns of living that are in keeping with the times — and with our most fundamental democratic and religious beliefs.

Northern Virginia Fair Housing, Inc., like more than 500 similar groups across the nation, is prepared to offer practical help through its housing information service and community relations advisors, to citizens in this area who would welcome equal housing opportunities for all in their own communities.

NVFH works closely with many like-minded groups such as the Urban League and Human Relations Councils. The Metropolitan Washington Housing Program of the American Friends Service Committee contributes invaluable professional services.

Q&A FOR WHITE PROPERTY OWNERS

- **1. Will the value of my property fall if a Negro family moves into our neighborhood?**

Information received to date on resale prices of houses in Maryland and Virginia shows that property values are not disturbed when Negro families move into previously all-white communities. Elsewhere in the nation, a seven-city study of 10,000 real estate sales over a 12-year period also contradicts the myth that values fall when a Negro family comes to a white suburb. In fact, the study shows that prices are four times as likely to increase or remain the same as they are to decline.

- **2. Will the new neighbors take good care of their property?**

Experience has shown that minority group families who move into your neighborhood take great pride in their homes and keep up their property as well as or better than their neighbors.

- **3. Is the arrival of a Negro family likely to lead to a shift to an all-Negro neighborhood?**

This is up to the neighborhood. Only the fear of such a shift will make it happen. Now that it is more and more common for Negroes to buy homes in previously all-white suburbs, the old fears about falling property values, etc. are losing their force, and reports of panic selling are rare. Part of this is due to the fair housing groups that have been formed across the nation. New Negro neighbors are welcomed smoothly in most instances, and the neighborhood carries on as before. In such communities white families have repeatedly purchased property adjacent to non-white newcomers. It is true that there is a tendency of minority groups to maintain old, segregated patterns of living. However, as equality of opportunity in jobs and education becomes a reality, the pressures for normal, free conditions in housing will eventually increase. The movement toward the suburbs will inevitably quicken. The formation of additional ghetto communities is unhealthy and unjust and will create explosive social tensions. To avoid this, NVFH is striving to work out sane and progressive housing policies now.

Q A

- **4. What about social relations with minority group neighbors?**

Similarity of interests, backgrounds and tastes determine the extent and character of any social relationships. What neighbors expect and deserve is respect, courtesy and a reasonable degree of privacy.

- **5. Is it fair to my neighbors to sell or rent to a Negro family?**

Certainly the feelings of old friends and neighbors are bound to be a factor in your decision. And some of them may not favor open housing. But this must be balanced against other factors just as real: denying a family the home they want and need—and an opportunity for them to live and bring up their children as first class citizens. With good management, your neighbors will suffer neither financial loss nor community friction. If your neighbors are simply prejudiced against Negroes, you must ask yourself whether this should prevent you from helping a family to a better life—and from giving your unprejudiced neighbors a chance to help realize the promise of America's democracy. To those who favor fair housing "in principle" but think it should happen "naturally," point out that integration always takes initiative and courage, and seldom occurs of its own accord. In almost all circumstances you will not only be fair to your community if you sell to a Negro family—you will be doing it a favor by expressing in action an established American principle.

NVFH DIRECTORY

Housing Information Service (Mon. thru Fri.)	**Telephone 524-4452**
Membership and Fair Housing Literature	**NVFH, Inc. 6308 N. 22nd St. Arlington, Va. 22205**
Community Relations Assistance	**Bernard Goodkind, 273-0610** **Doris Linehan, JE 2-6185**
Speakers' Bureau	**Carolyn Hodgin, TE 6-8540**
Public Information	**G. Hinckley Porter, SO 5-8570**

Q&A FOR PROSPECTIVE BUYERS

1. Should I move to a Northern Virginia suburb?

Northern Virginia offers some of the most attractive suburban communities in the capital area. Several of the larger garden apartments have announced an open occupancy rental policy. NVFH has a wide variety of individual homes available on an unrestricted basis. For most middle-income families, Virginia taxes are lower than either Maryland or the District of Columbia.

2. How can I buy or rent a home in northern Virginia?

Call the NVFH Housing Information Service (524-4452) if you desire a list of homes or apartments in the price range and locality you want. NVFH will be glad to arrange to have any you select shown to you. You may also want to talk about the neighborhood with a NVFH community relations person who lives there.

3. How are Negroes received in previously all-white communities?

Experience in both Virginia and Maryland indicates that Negro families who move to the suburbs can be received in friendly fashion and take up perfectly normal lives as members of the community. More than 150 Negro families, many with the help of fair housing associations, have settled in previously all-white Virginia and Maryland suburbs without serious difficulties of any kind. Where there has been coolness on the part of some neighbors, this has been vastly out-balanced by the friendly support of the majority of neighbors. At last report, all the Negro families involved felt that the moves had been highly successful, and that they had been well received by their white neighbors. Some have been living in their "new" communities for as much as eight years, enjoy it greatly, and would never consider returning to segregated living.

4. Are Northern Virginia's schools, restaurants, and theaters integrated?

Arlington, Alexandria, Falls Church and Fairfax County have integrated restaurants and theaters. Most areas have integrated schools. In short, the situation, overall, is promising. Check with NVFH about particular neighborhoods and facilities.

WHAT YOU CAN DO

If you believe that a family's color should not bar it from having the home it wants, there are several things you can do:

- Let your friends and neighbors know how you feel. Where the changing of a well-ingrained social pattern is involved, never underestimate the power of your expressed opinions.

- Know the facts. Much of the uneasiness about open housing is based on misinformation—or lack of information. Write to NVFH, INC., 6308 N. 22nd Street, Arlington, Va. 22205, for fair housing literature which answers questions about property values, community relations and many other things.

- When you sell or rent your property, insist on its being offered without reference to race or religion. Register your property with the NVFH Housing Information Service (Phone: 524-4452, 9:30 to 1:00, Mon. thru Fri.).

- When other homes in your neighborhood are being sold or rented tell the owner of your willingness to welcome a Negro family. Suggest they list their property with NVFH.

- Let your Negro friends know about NVFH. If they are looking for a home in Northern Virginia, find out what they want (price range, number of rooms, etc.) and ask them to list with NVFH.

- If there is an opportunity for a Negro family to settle in your neighborhood, call NVFH for guidance in handling community relations, or for a person experienced in community relations to come to talk to you and your neighbors.

- Encourage builders, real estate brokers, developers, and apartment owners to accept the principles of fair housing. They have a moral and social responsibility to do so. It is in the economic interest of the industry and the nation that the housing market be broadened.

- And by all means—JOIN NORTHERN VIRGINIA FAIR HOUSING, INC.

NORTHERN VIRGINIA FAIR HOUSING, INC.

Please fill out and send *now* to NVFH, Inc.
6308 N. 22nd St., Arlington, Va. 22205

RECEIPT

Rec'd of _____

_____

_____

by _____

_____

_____

for NVFH, Inc.

Date _____

_____

_____

Name _____ Tel. _____

Address _____

Community _____

Organizations in which you are active (Church, Civic, Other) _____

_____

Check Areas in which you might help:

( ) Budget Finance
( ) Housing Information Service
( ) Research
( ) Speakers' Bureau
( ) Publicity
( ) Community Relations
( ) Clerical
( ) Education
( ) Telephoning
( ) Program

Make check for dues payable to Northern Virginia Fair Housing, Inc.

Individual Membership $3. Contributing Membership $10.-$25.

Family Membership $5. Sustaining Membership over $25.

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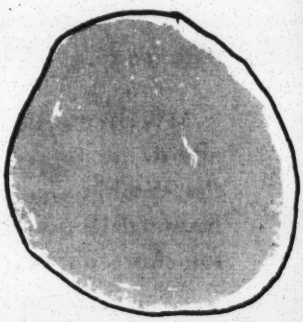
Vice President, National Capital Clearing House for Neighborhood Democracy.

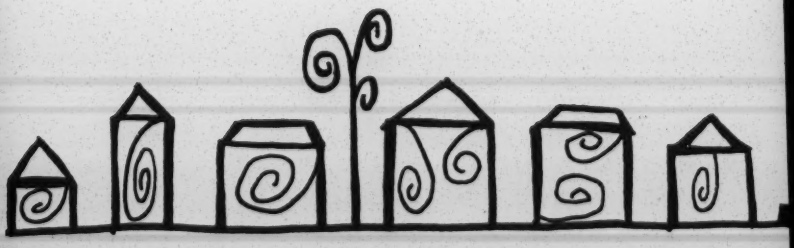
Marion Johnson, *Vice President*
Lt. Col. AUS (Ret.), Vice Pres. Alexandria Council on Human Relations.

Annette Goldreyer (Mrs.), *Secretary*
Fairfax Council on Human Relations.

Don Patch, *Treasurer*
Chairman, Housing Committee, Fairfax Council on Human Relations.

Metropolitan Washington Housing Program





BACKGROUND

The Metropolitan Washington Housing Program of the American Friends Service Committee seeks to provide Negroes and other minority group members the same housing choices now enjoyed by their white neighbors. Its purpose is to reduce barriers which deny minorities free and equal access to housing of their choice and to establish their right to equal opportunity in this field. The Program seeks to change both the climate of opinion and the patterns of residence.

MWHP was developed to meet an expressed need and desire for a coordinated fair housing effort in the Washington area. The AFSC, as part of its National Housing Program, initiated the Washington effort in the fall of 1962.

During its early period, the Program explored housing problems and opportunities in Washington with various governmental agencies, private organizations in related work, members of the clergy, and other interested and knowledgeable individuals. MWHP established relationships and contacts with individuals and organizations in the Negro community and assisted in the organization of local fair housing groups in the predominantly all-white suburbs.

The population of Washington, D. C. as of the U. S. Census for 1960 was 54% non-white, 46% white. However, the non-white proportion of the population of *Metropolitan* Washington, which includes its suburbs in Maryland and Virginia, has remained nearly constant at between 25% and 30% since 1860.

Even if some 4,000 Negro families were to settle in the suburbs each year, with the area's rapid growth this would merely continue the present ratio with the District. Only a truly open housing market with genuine freedom of choice can resolve the segregated housing impasse, which will reduce the existing disparity between the central city and the suburbs.

THE PROGRAM

. . . supports, encourages, and supplies professional staff services to fair housing groups in the entire metropolitan area.

. . . offers community relations services to fair housing groups and individual families on a temporary or long-range basis so that integration of these areas will proceed smoothly.

. . . puts prospective buyers or renters in contact with fair housing groups active in the area in which they wish to live.

. . . maintains a free listing of houses and apartments that are available for sale or rent in the Metropolitan Washington area on a non-discriminatory basis.

. . . offers assistance to those attempting to purchase a home in new housing developments covered by the President's Executive Order on Housing issued in November, 1962.

. . . provides speakers, presents programs, and prepares and distributes materials in both Negro and white communities to keep them informed of changing climate of opinion, the increasing housing opportunities for non-white families, and to explain fair housing in factual terms.

. . . works directly with real estate brokers and builders (Negro and white), apartment house owners and managers, and others selling or renting homes and apartments to encourage and assist them in ending racial discrimination.

. . . seeks the cooperation of various government and private agencies in promoting equality of opportunity in housing.

. . . fosters and coordinates research into related subjects such as property values.

SOME ACHIEVEMENTS

- A constantly increasing number of people of good will are joining organizations that effectively promote equal opportunity in housing. They recognize neighborhood integration as both desirable and inevitable for their own communities.

- An ever-growing number of non-white families have moved into previously all-white neighborhoods without fuss. Although not yet statistically significant, they are symbolically important as precedent-setting moves.

- While in some few cases there have been minor neighborhood concerns and individual expressions of discontent, tensions have disappeared when individuals and leaders of the community stood firm on moral issues.

YOU CAN . . .

. . . join and support the Fair Housing group active in your area.

. . . become informed on housing—needs, fact, myths.

. . . tell your neighbors and friends about the services available through MWHP and your local Fair Housing organization.

. . . encourage your church, club, or civic association to present a program on Fair Housing.

. . . contact MWHP if you need help in finding a home.

. . . contact MWHP if you are planning to sell or rent your home.

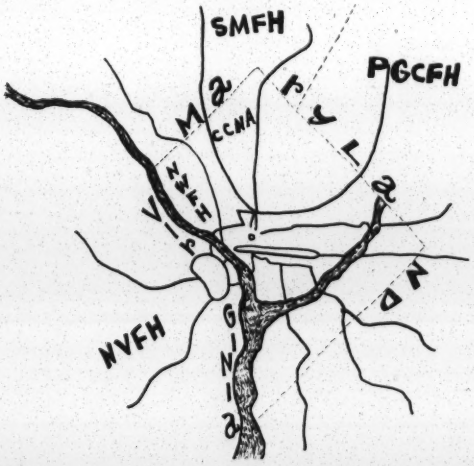
. . . encourage your friends and neighbors to offer their homes on a non-discriminatory basis when they plan to sell or rent.

. . . urge your business acquaintances and those companies which you patronize to do business without discrimination.

YOUR HELP IS ESSENTIAL

LOCAL FAIR HOUSING GROUPS

As a result of the Program's support and encouragement, all of those portions of Metropolitan Washington previously closed to Negroes have organized local fair housing groups. Each group is autonomous and carries on a fair housing program in its own geographic area. The programs vary in details but are closely parallel to the program carried on by MWHP, which supplies professional services to these groups.



Suburban Maryland Fair Housing (Montgomery County)
9601 Cedar Lane, Bethesda, Maryland 20014
Phone: 949-9040

Prince Georges County Fair Housing
8-A Crescent Road, Greenbelt, Maryland 20770
Phone: 474-1052

Northern Virginia Fair Housing
4444 Arlington Blvd., Arlington, Va. 22203
Phone: 524-4452

Chevy Chase (D.C.) Neighborhood Association
3245 Livingston St., N.W. Washington, D.C. 20015
Phone: 966-0808

Northwest Washington Fair Housing and Improvement Association
4519 Alton Pl., N.W., Washington, D.C. 20016
Phone: EM 2-7780

The American Friends Service Committee is a Quaker organization which attempts to relieve human suffering and find creative solutions to tensions between individuals, groups, and nations. Through its programs, the AFSC seeks to act on its belief in the equality of all men in the sight of God and of each other. It adds its efforts to those of other groups to build a society where free men may live together in mutual acceptance and with respect for differences.

The Metropolitan Washington Housing Program, like its counterparts in other areas of the country, is part of the AFSC's National Housing Program which seeks to create and maintain inclusive communities. AFSC housing work is currently being carried on in a number of other major metropolitan areas across the country, including New York, Boston, Chicago, and Pasadena.

METROPOLITAN WASHINGTON HOUSING PROGRAM,
A.F.S.C., INC.
245 Second Street, N.E., Washington, D.C. 20002
Phone: 547-1690

Students at Paul Junior High School attend a political coffee hour with Congressman Carlton Sickles — himself a graduate of Paul.

How Good are the PUBLIC SCHOOLS in the Neighbors Area ? ?

About our Schools . . .

Public schools in the Neighbors' area rank with the best in the District and suburbs. They consistently place well above national averages on both intelligence and achievement tests.

A majority of the children in NI's schools come from professional, embassy or government families. These youngsters have the background to respond to the intellectual challenge their schools provide.

Thus it is not surprising that situations requiring disciplinary action are infrequent. When incidents do occur, they are handled expeditiously with equal regard for the welfare of the student and the community.

Washington's unique opportunities are utilized through such programs as "American Democracy in Action" at Paul Junior High School, where city-wide resources combine with parent interest to provide a rare learning experience.

Advisory committee members for the Paul' program include two Cabinet members, four Supreme Court Justices, and five Senators—a dramatic indication of top-level support for imaginative educational opportunities in the Neighbors' area.

Working together, home, school and community prepare our students realistically at each level for life in a democracy.

(Labor Donated)

BRIGHTWOOD ELEMENTARY SCHOOL, Ext. 2610

Colorado & Nicholson Sts., N.W.
Principal, Mrs. Sylvia Samenow

*696 students, 22 teachers
Auditorium, spacious grounds
Parents stocking new library

Demonstration School for superior teaching methods (1 of 2 in city)

Honors Sections: 4th, 5th, 6th grades
Spanish in 4th, 5th, 6th grades

KEENE ELEMENTARY SCHOOL, Ext. 2455

Rock Creek Church & Riggs Rd., N.E.
Principal, Mrs. Anna B. Dessez

891 students, 25 teachers
Auditorium, lunchroom
Library stocked by parents

Honors Sections: 4th, 5th, 6th grades
Spanish in 3rd, 4th, 5th, 6th grades
Group piano lessons
Area headquarters, Recreation Dept.

RUDOLPH ELEMENTARY SCHOOL, Ext. 2627

2nd & Ingraham Sts., N. W.
Principal, Miss B. K. Lacy

870 students, 26 teachers
Newly built addition, including Library and Auditorium

Spanish in 3rd, 4th, 5th, 6th grades
Area headquarters, Recreation Dept.

***NOTE:** Teacher-pupil ratios in Neighbors schools compare favorably with the D. C. ratio of 31.8 elementary and 25. secondary schools; also with nearby counties: 29.1 and 32.4 elementary, and 28.5 and 30. secondary. There are no split shifts in the Neighbors area.

PAUL JUNIOR HIGH SCHOOL, Ext. 2638

8th & Oglethorpe Sts., N.W.
Principal, Mr. Sidney Zevin

1286 students, 53 teachers

Auditorium, two gyms, playing field

Honors Sections: Two in each grade
Experimental English program
Basic Sections: Three

National Junior Honor Society has enrolled thirty students meeting strict requirements.

Junior Chamber of Commerce Award to Outstanding Teenagers won by Paul Student 7 out of 8 years (second place in other year).

City-wide Science Fair, 1962: Five first places, ten second and third places, eighteen honorable mentions.

Evening Star Writing Contest, 3 awards.

"It's Academic" (TV Quiz show) won by Paul students in competition with private and public schools. Students also appeared recently on "Youth Wants to Know" (TV show).

70% of graduates go on to college.

NOTE: All D. C. schools have available nursi
well as instructors in remedial reading, speech,
education.

Other Educational Institutior

Nativity Elementary School (Cath.)—6008 Gec

Hebrew Academy of Washington—6045 16th S

Marjorie Webster Junior College—Kalmia Rd.

Military Road School (for trainable retarded c

00; plus extensions listed below.

COOLIDGE HIGH SCHOOL, Ext. 628

5th & Peabody Sts., N.W.
Principal, Mr. Cedric Reynolds

1260 students, 61 teachers

Auditorium, playing field, gymnasium, greenhouse, 9000-book library, adjacent swimming pool

Honors Sections: Two in each grade
Basic Sections: Two in each grade
(The number of students in Honors and in Basic sections has remained about the same for many years. Drop-out rate is 4%: national rate, 30%.)

Two-thirds of the student body is in college preparatory courses. 68% go on to college, including Harvard, Radford, Wellesley, Columbia, MIT, U. of Chicago, Michigan, etc.

National Merit Scholarships, 1962, five finalists, seven honorable mentions, all 12 among top 2% in nation. Ten percent of graduating class awarded scholarships.

1962 Yearbook rated First Class by National Press Association.

Thirty activity clubs; chorus sang in Senate Rotunda recently; band chosen to open movie premiere; noted orchestra.

---

ng services and consulting psychologists as
music, orchestra, art, science and physical

---

s in the Neighbors Area:

rgia Avenue, N.W., RA 3-0896

t., N.W., TU 2-1622

& 17th St., N.W., TU 2-4400

hildren)—13th St. & Military Rd.

SHEPHERD ELEMENTARY SCHOOL, Ext. 2402

14th & Kalmia Rd., N.W.
Principal, Miss Dorothy Lewis

492 students, 14 teachers
Auditorium, indoor recreation room
Library open daily for borrowing

Honors Sections: 4th, 5th, 6th grades
French in 3rd, 4th, 5th, 6th grades
Group piano lessons, dance groups
Girl Scouts

TAKOMA ELEMENTARY SCHOOL, Ext. 2401

Dahlia & Piney Branch Rd., N.W.
Principal, Mrs. Martha Rogers

472 students, 15 teachers
Auditorium, indoor recreation room
One block from public library

Science Demonstration Center for D. C.
Headquarters for D. C. Math Consultant

Accelerated Program: 4th, 5th grades
French in 3rd, 4th, 5th, 6th grades
Music, Camp Fire Girls, Boy Scouts

WHITTIER ELEMENTARY SCHOOL, Ext. 2456

5th & Sheridan Sts., N.W.
Principal, Mrs. Carolyn H. Troupe

1090 students, 32 teachers
Auditorium; library to be opened

Honors Sections: 5th, 6th grades
Honor students from Coolidge High working with small boys on special project.

They Say . . .

"Democracy in action was what I found at that admirable school (Paul). Continuation and expansion of such efforts toward true neighborhood democracy are desperately necessary if our metropolitan capital is to be a city of which we can be proud."

Hon. Stewart Udall
Secretary of the Interior

"The maturity and interest of the students was impressive . . . The fact that the question and answer period was so animated and conducted at a high level is positive evidence of the ground work at Paul."

Hon. Charles Mathias, Jr.
U.S. House of Representatives

"I was greatly impressed by my visit to Paul Junior High School—by the liveliness of the students, by the devotion of the teachers, by the concern of the parents and most of all, by the sense of a vital educational community produced by students, teachers and parents working together in a common undertaking."

Arthur Schlesinger, Jr.
Special Assistant to
President Kennedy

About Neighbors, Inc. . . .

Neighbors is a non-profit organization supported by individual memberships and contributions, supplemented by fountion grants.

We stand for freedom of residence-choice limited only by the financial circumstances of the individual.

We believe that no "ghetto" can ever truly fill the needs of a democratic society. Therefore we work to maintain a stable, integrated, friendly and cosmopolitan neighborhood.

We provide a channel for the efforts of interested citizens to improve all community facilities—schools, city services, businesses.

We provide, free of charge, information on available housing.

We would like to hear from you!

NEIGHBORS, INC.

5802 Georgia Avenue, N.W.

RA 6-3455 **RA 6-8954**

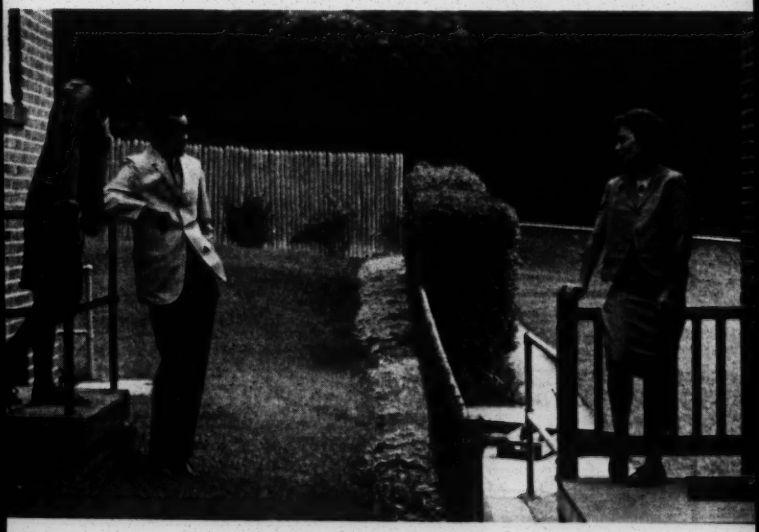
President, Dr. Robert C. Good

Exec. Dir., Mrs. Margery T. Ware

(We will be happy to put you in touch with parents whose children attend the school you are interested in.)

living the challenge

Housing opportunities for Negro and white families in the National Capital Area



"We like our house and our location. The fact that the neighborhood is racially integrated is a big plus for us. In this period of social change, we find it much more comfortable to be 'living the challenge,' rather than standing on the outside with our ideals."

where to turn

"Freedom of Choice in housing is an essential part of equal employment opportunity to which Federal agencies are dedicated. I urge Federal officials to cooperate fully with the Fair Housing Groups to assure that all Federal employees have equal access to housing of their choice."

John W. Macy, Jr.

John W Macy Jr

Chairman, United States
Civil Service Commission

As a homeseeker do you believe

- that racially inclusive, reasonably balanced patterns in neighborhoods, schools, cultural and religious institutions are desirable?
- that massive racial concentration and segregation (white or Negro) is unhealthy and unfair for those who are segregated, as well as for our total society?

Here is a way to give your family the opportunity to live in a democratic neighborhood.

THE CITY

There is a fair housing ordinance in the District of Columbia. In addition, the services of the Northwest Washington Fair Housing Association are available for Negro families who desire to live in the far Northwest area of the city.

A free housing information service registers houses that are for rent or sale on an open occupancy basis.

Northwest Washington
Fair Housing Association
c/o 5415 Connecticut Ave., N.W. 20015
Tel: 537-0198

Neighbors, Inc. is a non-profit organization of citizens who are successfully demonstrating that people of diverse nationalities, religions, and races can establish and maintain stable neighborhoods.

Its members are actively interested in maintaining an integrated community with high academic standards of the schools, excellent recreation facilities, civic and community programs.

Neighbors, Inc.
5802 Georgia Ave., N.W. 20011
Tel: RA 6-3455

THE SUBURBS

Negro families who desire to live in suburban Metropolitan Washington and white homeseekers who desire to live in integrated suburbs will want to contact the fair housing group in the area in which they are interested. The Fair Housing groups will put the homeseeker in touch with apartment managers, homeowners, and brokers, who are selling or renting on a nondiscriminatory basis.

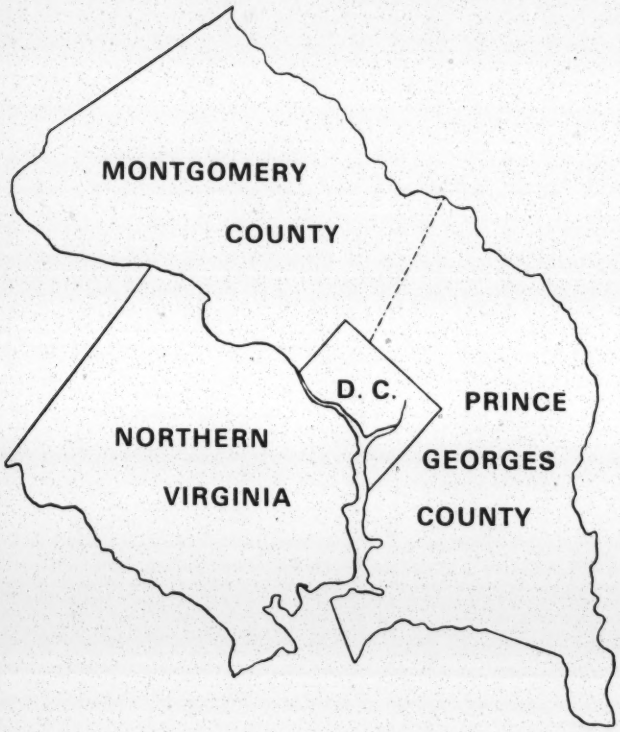
VIRGINIA

Northern Virginia Fair Housing, Inc.
(Arlington, Alexandria, Fairfax County)
4444 Arlington Boulevard
Arlington, Va. 22203
Tel: 524-4452

MARYLAND

Prince Georges Fair Housing, Inc.
(Prince Georges County)
8001 Annapolis Road
Lanham, Md. 20801
Tel: 577-9288

Suburban Maryland Fair Housing, Inc.,
(Montgomery County)
9601 Cedar Lane
Bethesda, Md. 20014
Tel: 949-9040



Negro and White Homeseekers

You may want to live in an integrated area of Metropolitan Washington where you and your children will have opportunities to meet people of different races, religions and national origins. If so, you will want to move into a community where high standards are maintained in education, where public facilities and services are good, where housing codes are enforced, where property values and standards are stable, and where there is a true sense of neighborliness. Complete freedom in selecting a house still does not exist everywhere, but there are organizations to help you locate the housing of your choice.

Metropolitan Washington Housing Program – AFSC

The Metropolitan Washington Housing Program (MWHP) of the American Friends Service Committee seeks to establish an open housing market in which members of any group may freely purchase or rent in the neighborhood in which they want to live.

MWHP offers support and encouragement, and supplies professional staff services to the four Fair Housing groups in Metropolitan Washington.

Families who meet discrimination in purchasing a home covered by the President's Executive Order on Equal Opportunity in Housing of November 1962, or by the District of Columbia Fair Housing Ordinance are helped in filing complaints.

MWHP presents programs, prepares and distributes materials on equal housing opportunities in both the white and Negro communities.

In order to encourage and offer assistance in ending racial discrimination, MWHP works directly with real estate brokers and builders (Negro and white), apartment house owners and managers, and others selling or renting homes and apartments to encourage and assist them in ending discrimination.

The Program provides direct assistance to and seeks the cooperation of various government and private agencies in promoting equal housing opportunity.

METROPOLITAN WASHINGTON HOUSING PROGRAM
AFSC, Inc.
245 SECOND STREET, N.E.
WASHINGTON, D.C., 20002
TEL: 547-1690

What's on your mind?

Schools?

Zoning?

Real Estate Values?

Trolley, bus

and train service?

Recreation?

Traffic safety?

Maybe we can help . . . . .

W MA

We have everything in West Mt. Airy . . .

. . . between Germantown Ave. and Fairmount Park, and between Johnson St. and Cresheim Park.

Our neighborhood is a unique community. We have a fine "mix" of economic groups, racial groups, cultural groups, religious groups. We have $100,000 homes and $10,000 homes, $300 apartments and $50 apartments. We have fine schools, good transportation, convenient shopping.

But changes are taking place . . .

. . . Americans are the moving-est people. We move on an average of once every five years. So all kinds of Americans are moving out of our neighborhood, and all kinds of Americans are moving into our neighborhood.

Moving is change. Change has helped make this country strong. But it's important that changes be planned and understood. We know that in personal lives, we don't like to make changes until we've thought them out. With a constantly changing neighborhood, it's important that these changes, too, be thought out.

That's why . . .

. . . We who live in West Mt. Airy have joined together to think and act on changes in our neighborhood. That's why we've formed the . . . *West Mt. Airy Neighbors* — dedicated

to seeking solutions to our neighborhood problems and to encouraging changes that will lead to an even better place to live.

What are the West Mt. Airy Neighbors Doing? . . .

. . . The West Mt. Airy Neighbors is a going concern. We have a wealth of talents on our committees, an Executive Secretary, and a treasury . . . all of which make for a strong, permanent, effective organization.

We have set up a number of committees to work for us.

The Real Estate Practices Committee is working with real estate brokers to eliminate the sort of selling and buying practices that tend to reduce values rather than enhance them.

The Zoning Committee is keeping a watchful eye on all proposed zoning changes so that the public interest of all of us is not injured by the special interests of a few.

The Schools Committee is cooperating closely with local schools in support of programs which best meet the educational and social needs of our children.

The City Services Committee is working with City departments to keep our neighborhood clean, safe, healthy — a pleasant place to live.

The Youth Employment Bureau is promoting job opportunities for teen-

agers, and is strengthening understanding and communication between young people and adults in the community.

The Community Relations Committee is working to relieve the inevitable misunderstandings which arise when almost 5000 families live near one another.

Other committees work on other neighborhood problems as they arise. And, of course, still others are working to make the West Mt. Airy Neighbors ever more effective.

How can we work better together as neighbors? . . .

. . . To make any group work, it takes money and people — people who have a real concern for the sort of neighborhood they live in — people such as you.

What does this mean to you? . . .

. . . You've picked West Mt. Airy as your neighborhood. You have an investment in money and happiness here. Naturally you want to see this neighborhood thrive as a wonderful place in which you can live enjoyably. You can assure this by joining the West Mt. Airy Neighbors and offering your abilities and support.

WEST MT. AIRY NEIGHBORS
7139 CRESHEIM ROAD
PHILADELPHIA, PA. 19119
CHestnut Hill 2-1196

ANDERSON

Overall, it seems to me, Mr. Holmgren's article is a good narrative outline for an expanded paper or special report. But I don't read it with any sense of the great urgency of the problem and much of what is said would probably be obvious stuff for our readership.

At the outset, I would like to get the reader involved by putting the problem in human perspective. A breif, narrative look at the neighborhood, a white family seeing their life long home being threatened by external forces over which they seem to have no control, the myth of what happens when Negroes move into their neighborhood. This family--or group of families, resolve to do something positive, creative about it not only for themselves but the whole community. This is passed over in three words in the article "The residents organized." How did they organize? What obstacles stood in their way? How did they overcome them? In other words--the day to day mechanics of it--so easy to say --it just happened--but requiring so much patience, determination and outright dedication to achieve.

I think some attention should be directed toward the National Real Estate Board's role in establishing the system--along with some hard examples of behind-the-scenes manipulation--not just the disreputable "blockbusting", universally condemned by real estate men just as respectable segregationists condemn the KKK, i.e. the difficulty in getting loans, buffer zoning by citycouncils, etc.

What of the Greater Baltimore Committee "which acknowledged the importance of neighborhood stablity?" What did the residents do (1) to get such a committee off the ground? (2) to impress upon the city the need for such a committee? All of this is skimmed over, too lightly, it seems to me. Also, what factors were needed to make such an impression--the political climate, the make-up of the community, white collar, professional, persons of humanitarian bent, etc.?

Also, what are some of the "massive education" techniques he speaks of in dealing with church and community improvement associations? How do you get the whole community involved--or what do you <u>try</u> to do to get it involved? Full page ads in newspapers, radio spots, direct mailing, discussion groups?

Basically, I think, my chief objection is that the points he makes aren't developed enough , or aren't made vital enough.

some small criticisms of Holmgren's artiele
on Baltimore....

1. Its style is slow, tedious and sleep-inducing.

2. Baltimore has done some important things in the area of housing - what are they? They are in the article but buried beneath the same monatone which covers the whole seven pages. If the "points" of an article were graphed as peaks on a chart with background material leading up to them and transitional passages falling from them then reading this article is like reading a straight line with no humps at all.

3. Holmgren says too much; he says so much, in fact, he says nothing at all. He passively relates a number of accomplishments one after another and ignores the explanations which make the accomplishments of value. A prime example of this and its effect on the diminished importance of the "fact," is on page 3, paragraph continued from preceding page:

   ".q.Thus, Baltimore Neighborhoods, Inc. was founded in 1959. (The early attempts to secure funds and support with which to launch a program is the story of most pioneer efforts in cities where something untried is being attempted for the first time.)..."

4. Holmgren does not even outline the really hard problems which are the basis of the difficulties of his work. For instance he mentions the passage of a fair housing bill by one house of the state legislature - he does not mention, however, the big liberal-urban vs. conservative-(and segregationist) rural split in the state, nor (if this is still true) Maryland's peculiar system whereby laws passed by the legislature, if believed to be against the interest of a county, may be nullified by that county at the time of passage.

5. Perhaps Holmgren has his reasons for giving this surface, non-commital treatment, and perhaps the article is of reasonable value as it is. It is disappointing.

GIMARC

S

SMITH

ANALYSIS

Personality of Baltimore

Historical
Strategy
Successes
Failures
Human Relations
Leadership
Politics
Economics
Racial

Existing Org
Created "

Why

PROJECTION

Where Headed

RECOMMENDATION

NEGRO HOUSING DEMAND IN THE URBANIZED PORTION OF THE BALTIMORE AREA

The Research Advisory Committee of Baltimore Neighborhoods, Inc. estimates that for the five years 1963 through 1967 the Negro housing market will require an average of approximately 5,000 additional units per year, or 25,000 units over the five year period, which are not now occupied by Negroes. This demand can be filled by:

(a) housing units now occupied by whites which will be taken over by Negroes;

(b) subdivision of housing units now occupied by Negroes or to be occupied by them in the five-year period; and

(c) new housing units available for sale or rent to Negroes.

With reference to the last of these, it should be noted that hitherto virtually none of the 10,000 or more new units built each year in the Baltimore area has been available to Negroes, except for public housing.

This estimate is based on the following components.

1. Net addition to family formation of 2500 per year. There are 3500 Negro marriages per year in Baltimore City, whose boundaries include practically all of the Negroes living in the urbanized portion of the Metropolitan area. While every marriage does not immediately result in acquisition of a new dwelling unit, it is assumed that virtually all do so eventually through the process of undoubling, and so the two rates are taken to be the same.

The creation of additional households resulting from divorce, separation, or economic self-sufficiency of single family members increases this demand by several hundred, making a total of about 4,000. At the same time, demand is reduced because of the 3,400 annual Negro deaths. For purposes of estimating death of married and widowed individuals may be assumed to decrease the demand at a 50% rate--that is, every two such deaths subtract one unit from the demand. The total decline is estimated at 1,500 annually. Hence, the net addition to family formation is estimated at 3,500 plus 500 minus 1,500, or 2,500 per year for the next five years.

2. Demolition of 1,700 units per year resulting from:

(a) Renewal and other public improvement projects now planned (not including the East-West Expressway), which are estimated by BURHA to account for the displacement of nearly 2,000 households per year, of which two-thirds are Negro.

RACIAL CHANGES IN RESIDENTIAL COMMUNITIES

Recommendations for action, by Baltimore Neighborhoods, Inc.

Recently one of your neighbors contacted Baltimore Neighborhoods, Inc. regarding a situation which has developed in your community. As you probably know, a Negro family has moved in nearby and these neighbors have expressed concern for the future stability of the area.

In some past instances, when a Negro moved into an area, homeowners panicked, "for sale" signs appeared, and the surplus of housing in a relatively small area caused a glut on the market and sometimes also the temporary depreciation of market values. In the mad rush to flee from the area, sellers were willing to take big financial losses, thus playing into the hands of speculators and blockbusters. Some residents had real reasons for moving - departure from town, need for more space, etc. But they were the exceptions. For the most part, homeowners fled an imaginary enemy or became the victims of their own prejudices.

In point of fact it makes no sense to desert, and thereby help to overturn the neighborhood in which presumably you have made a good home and have found cordial and pleasant relationships with your neighbors. Only the hasty departure of the white families makes possible the successful activity of blockbusters and the rapid change-over of occupancy from white to Negro. If you and your neighbors refuse to sell and determined to accept the one or few Negro families who have come, then stability can be achieved and property values maintained. It is up to you to resist falling prey to real estate pressures, rumors and the prejudices of others.

The most effective resistance can be made if like-minded residents organize a neighborhood association, or support your existing association, to fight blockbusting, reject as a group the lures of speculating brokers, and plan a program of disseminating information to all the residents in the community. These people must be alerted to the kinds of real estate techniques to beware of. They must be disabused of some of the myths about changing neighborhoods - for instance the myths that property values always fall in changing neighborhoods and that any Negro will overcrowd and mistreat his property. Through organized action it is possible to stabilize your neighborhood, just as many other neighborhoods in Baltimore have been stabilized in the last decade.

Eventually all sections of the city and the surrounding counties will be integrated. There are already Negro families living in the county communities of Glen Burnie, Dundalk, Reisterstown, Towson, Pikesville, Milford Mill, Odenton, Gwynn Oak and Woodmoor. It is useless to try to outrun the inevitable. Panic and flight can only result in inestimable damage to your own pocketbook and your peace of mind, as well as to the financial and social soundness of Baltimore City as a whole.

Please notify Baltimore Neighborhoods, Inc. at SAratoga 7-3194 or by writing to Room 312, One Charles Center of any evidence of panic among your neighbors or of real estate activity in violation of the enclosed real estate ordinance. (#502) Also, if you would be interested in working with your neighborhood association for the continued stability of the area, please notify, _____

_____.

If there is no association, we will be happy to give you information on how to form one.

very good

Baltimore Neighborhoods, Inc.
One Charles Center, Baltimore 1, Maryland

RACIAL CHANGES IN RESIDENTIAL COMMUNITIES

Recommendations for Action

Recently one of your neighbors contacted Baltimore Neighborhoods, Inc. expressing concern for the future stability of your neighborhood as a result of the recent movement of Negro families into your community.

In the past, when this occurred, homeowners often panicked, "for sale" signs appeared and the surplus of housing in a relatively small area sometimes resulted in a temporary decline of market values. In the rush to flee from the area, sellers were willing to take big financial losses, thus playing into the hands of speculators and blockbusters. Some residents had real reasons for moving - departure from town, need for more space, etc. But they were the exceptions. For the most part, homeowners fled from an imaginary threat or became the victims of their own prejudices.

In point of fact it makes no sense to give in to the pressures that may be set in motion in so-called "changing neighborhoods." Presumably you have in the past found this neighborhood a pleasant place in which to live. There is no reason why this should not continue to be true in the future if you and your neighbors work together to bring about stability. Only the hasty departure of the white families makes possible the successful activity of blockbusters and the rapid change-over of occupancy from white to Negro. If residents refuse to succumb to the persuasions of blockbusters to sell and agree to accept the Negro families who have come, then stability can be achieved and values maintained.

The most effective resistence to real estate pressures, rumors and prejudice can be made if residents organize a neighborhood association, or support an existing association, to fight these ills through a program of education of all the residents. All residents must be alerted to the kinds of real estate techniques to beware of. They must be disabused of some of the myths of changing neighborhoods - for instance the myths that property values always fall in changing neighborhoods and that any Negro will overcrowd and mistreat his property. They must learn to spurn solicitors who phone or call on them and to refuse to accept from the postman letters from persistent brokers which urge them to "sell now, before it's too late."

Ordinance #502, which makes it illegal for any person or firm dealing in real estate to misrepresent facts concerning the present or future value, occupancy, or other aspect of properties in a community, gives protection against the most blatant of blockbusting techniques. However, as you are possibly aware, pressure tactics from brokers often only imply hardship and financial loss if you fail to sell (through them, of course) immediately. The ordinance unfortunately does not prevent this kind of solicitation. Hence the residents must unanimously reject their overtures, in effect putting them out of business by making their activities unprofitable in your neighborhood.

It must be remembered that eventually all sections of the city and the surrounding counties will be integrated. There are already Negro families living in the county communities of Glen Burnie, Dundalk, Reisterstown, Towson, Pikesville, Milford Mill, Odenton, Liberty Road, and others. It is useless to try to run from the inevitable. Panic and flight can only result in inestimable damage to your pocketbook and peace of mind, as well as to the financial and social soundness of the Baltimore area.

Please notify Baltimore Neighborhoods, Inc. by telephoning SAratoga 7-3194 or by writing us of any evidences of panic among your neighbors or real estate activity in violation of Ordinance #502. Also, if you would be interested in working with your neighborhood association for the continued stability of the area, please notify _____. If there is no association, we will be happy to give you information on how to form one.

ORIGIN OF BALTIMORE NEIGHBORHOODS, INC.

Early Efforts of Two Improvement Associations

Early in 1958 the problem of blockbusting[1] and changing neighborhoods struck the northwest section of Baltimore with particular force. In two neighborhoods, Ashburton and Windsor Hills, immediate steps were taken by enterprising and courageous citizens to discourage the flight of white families from the area. These two improvement associations were re-organized on a bi-racial basis, and an agreement reached by white and Negro residents alike that a major effort to stabilize the neighborhood should be directed toward persuading the present white residents to remain and to attracting new white buyers for homes placed, through natural housing turnover, on the market.

Steps taken by the Ashburton Area Association included a house-to house canvass and the distribution of a brochure telling of the association's aim to stabilize the area. As part of the association's efforts a flyer containing the names of new white buyers in the area was published, and residents who had put up " For Sale " signs were contacted and asked not to discriminate against a prospective white buyer in favor of a Negro buyer. These residents were also warned against dealing with unscrupulous speculators who would only ask a nominal fee from the owner and then charge a high fee to a Negro buyer. Letters were written to the personnel

1. Blockbusting has been defined by the Baltimore Commission on Human Relations as "the deliberate creation or exploitation by a real estate broker, dealer, speculator, or owner of prejudice, fear, ignorance or panic designed to induce a rapid change of a block's population from white to colored."

chiefs in key local industries to ask them to recommend the Ashburton Area to employees and not to consider the section "off limits." Finally a letter was directed to the Real Estate Board of Greater Baltimore asking them to encourage realtors to show homes in the area to prospective buyers and not to "quarantine" the entire section.

Windsor Hills, a nearby section in northwest Baltimore, tried to achieve stability by slightly different tactics. The bi-racial improvement association started by publishing and distributing a brochure outlining the assets of the area including the solidly constructed older houses, with wide lawns and stately trees, good schools, recreational facilities, and proximity to the center of the city. Finding that this measure was inadequate, the association appointed one of its own members a resident agent to promote sales and rentals. Through painstaking efforts and at considerable personal sacrefice, the agent succeeded in bringing over thirty white buyers to Windsor Hills. The association notes, with regret, that the average "outside" agent is unwilling either to recommend the area to white buyers or risk his time on an obviously difficult, lengthy sale.

While the pioneering efforts of these two improvement associations helped to stem the tide of panic and flight, they were not sufficient to solve the problem. It was early recognized that no neighborhood association could successfully tackle the situation alone. The basic problem - they felt was that of attitudes: the attitude of the present homeowner, the

attitudes of banks and mortgage lenders, the attitude of real estate salesmen, and most importantly, the attitude of potential white purchasers. To change these attitudes and to perform the educational job necessary to reverse tradition and prejudice were beyond the scope of individual improvement associations.

Appeal to the Business Community - the Greater Baltimore Committee

Accordingly, in July of 1958, the two improvement associations, joined by several others, and by the Citizens' Planning and Housing Association, the Baltimore Urban League, and the Maryland Commission on Interracial Problems and Relations, set out to enlist the aid of the business community. An organization representative of this business leadership - the Greater Baltimore Committee - was considered both forceful enough to take action toward a meaningful solution and the logical organization to approach by virtue of its sponsership of an imaginative non-federally aided $ 127,000,000 redevelopment project for downtown Baltimore. The aforementioned civic groups petitioned the Greater Baltimore Committee for help, pointing out that the future of such projects as the Charles Center and the proposed new Civic Center - projects for which the Greater Baltimore Committee has fought hard - would be jeopardized if ringed by miles of deteriorated neighborhoods inhabited by low-income Negro and white residents.

The approach stressed not only the effect of neighborhood change on the city's cultural, educational, and social life but also

the need for higher income families to support downtown rehabilitation and renewal. Consideration of the opening up of additional areas of new and old housing to Negro residents, a stimulation of public awareness of the practices that cause disorderly change, and the enlisting of cooperation of real estate brokers in the preservation of the city - these were the requests made of the Greater Baltimore Committee.

Greater Baltimore Committee Reaction

While sceptics had warned that the Greater Baltimore Committee's hardheaded businessmen would never become involved in a problem as controversial, complex, and seemingly insoluble as that of changing neighborhoods, the civic groups found that the reaction to their petition was both prompt and encouraging. At a membership meeting in September 1958, the Greater Baltimore Committee adopted a report that recognized the serious economic consequences of changing neighborhoods and referred the matter to its Urban Renewal Subcommittee with the following charge:

"that the problem be considered with specific emphasis on its challenge to the economic stability of the city;

"that a solution to the problem be studied in conjunction with other city-wide organizations - civic, business, and governmental.

"that at the end of a thorough study, the Urban Renewal Subcommittee recommend what role, if any, the Greater Baltimore Committee should play in solving the problem of changing neighborhoods".

Subsequently, the membership moved to eliminate "if any" from the charge and finally recommended that a city-wide agency be formed in which the Greater Baltimore Committee would participate.

City-Wide Conference Held

In November, 1958, a conference sponsored by the Greater Baltimore

City-Wide Conference Held (continued)

Committee was held and attended by responsible business and community leaders throughout the city. Realtors, bankers, lawyers, city planners, educators, members of improvement associations and appropriate city agencies participated in panel discussions centered on such questions as:

1. How do we stop block-busting?

2. New housing for Negroes - how do we get it?

3. How neighborhood resources can be used.

4. How do we make older city housing competitive with new housing in the suburbs?

The chairman of the meeting, Mr. James W. Rouse, prominent mortgage banker, chairman of ACTION, and urban renewal expert said at the conclusion of the meeting:

> "We find that the rapid conversion of neighborhoods from all-white to all-Negro occupancy presents Baltimore with one of its most serious economic crisis in recent years. The flight of the medium and upper income families from the city limits and their replacement by persons of both races of the lowest income levels is a threat not only to our municipal solvency but to the economic stability of the entire metropolitan area. It is therefore recommended that there be formed a city-wide organization composed of representatives of civic and labor organizations, improvement associations, the Real Estate Board of Greater Baltimore, the Greater Baltimore Committe, the Association of Commerce, the homebuilders, and the city and state governments. During the preliminary stages and until the city-wide group is well established the Greater Baltimore Committee will provide clerical and professional staff assistance."

The formation of Baltimore Neighborhoods, Inc. followed closely on the heels of this all-day conference. By-Laws and Articles of Incorporation were drawn and approved by the member groups and ratified on March 20, 1959.

PURPOSES OF THE ORGANIZATION

1. To conduct a continuing program to stress and promote the advantages of urban living and the purchase of homes in residential neighborhoods.
2. To maintain the stability and quality of residential neighborhoods in the Baltimore Metropolitan Area.
3. To develop and implement means of financing older homes in the established residential neighborhoods of Baltimore City on a basis permitting these neighborhoods to compete from a financing viewpoint with the newer developments.
4. To remove the barriers which block the operation of a free market and thus to increase the availability of housing sale and rental to all people in the community; to stimulate construction of new housing units within Baltimore City; and to prevent the practice of steering" Negroes to and whites from residential areas known as "changing neighborhoods."
5. To stem panic or wholesale flight from existing neighborhoods and to process and help follow through with complaints relating to real estate practices and similar matters affecting neighborhoods.
6. To protect residential neighborhoods against the deliberate creation or exploitation of prejudice, fear, ignorance, or panic, whether by real estate brokers, dealers, speculators or others desiring to induce a rapid change in the character of population; by encouraging action against persons who use illegal tactics in the furtherance of such techniques; and by education and other appropriate means.

. . . .

Purposes of the organization (continued)

7. To work with neighborhood associations, builders, real estate brokers and agents, lending institutions, church and civic groups, labor organizations, the Negro community, appropriate state and municipal agencies, and the general public to coordinate efforts in behalf of the fulfillment of the objectives stated above.

8. To exercise such other functions as may be necessary to maintain the quality of the residential areas of the Baltimore Metropolitan Area.

THE BALTIMORE AREA INTER-RELIGIOUS CAMPAIGN
FOR
THE GOOD NEIGHBOR PLEDGE

I believe that every person is endowed with the inalienable right to purchase or rent a home anywhere without limitations based upon race, religion, or national origin.

I believe that discrimination on the basis of race, religion, or national origin is evil, and that obedience to God compels me to love my brother in word and deed.

I believe that it is imperative within our Baltimore metropolitan area for all persons of good will to take an active role in helping to achieve freedom of opportunity in housing.

Therefore, I will welcome into my neighborhood responsible persons of any race, religion, or national origin, and I will work with them and other neighbors to maintain a desirable community for all.

Name ..... Address .....
(please print)

Signature .....
(please sign)

(It is the understanding of the person signing this pledge that the sponsoring organizations may publish his name and neighborhood with not less than 10,000 others.)

Sponsored by:
- The Baltimore Board of Rabbis
- The Maryland Council of Churches
- The Baltimore Archdiocesan Woman's Committee for Civil Rights and the Catholic Inter-racial Council

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BALTIMORE NEIGHBORHOODS, INC.
ONE CHARLES CENTER
BALTIMORE, MARYLAND 21201

In recognition of the important work of BALTIMORE NEIGHBORHOODS, INC. in the greater Baltimore community,

I (we) hereby make a quarterly pledge of $_____

I (we) prefer to make an annual pledge of $_____

☐ Enclosed is $_____ ☐ Please bill me

Contributions are tax deductible

Name _____
PRINT

Address _____

Name of firm, if business contribution:

_____

GUIDELINES FOR HOMESEEKERS

Buying a house is perhaps the most costly purchase ever made by most people. The first question to be faced is whether to buy at all. For some people it is clearly better to rent than to buy. For some, paying rent helps budgeting.

After weighing the advantages and disadvantages of renting and buying and you decide to buy a home, you must then ask yourself this question, "what price can I afford?" In the majority of cases this question can be answered by looking at your savings and, even more important at your earnings. Some people buy houses with little or no savings. A steady income is far more important. Over 98% of all houses are bought with mortgages and over 80% of all homes are bought by people who make a small down payment. The rest of the payments are extended over many years.

There is no fool-proof rule to tell exactly how much a home buyer should earn to be able to repay a mortgage loan of a given amount. There are many rough guides. Some experts say your "take-home" pay in one week should be enough to make your monthly payment. Others say your gross weekly pay (your earnings before deductions) in one week. A long established "rule-of-thumb" is that the price you pay for a house should not be over two and one-half times your yearly take-home pay. On the back of this sheet you will find a budget form which you can use to decide how much you can pay for a house.

To buy even a modestly-priced house it may be necessary for one to borrow money. In most cases this means getting a long-term loan, or a mortgage, from a lending institution. A mortgage enables you to buy the house and repay the loan in monthly payments over a long period. The house is the security for the loan. Like any other loan, a mortgage costs money. Loans made for buying homes are of three types: Federal Housing Administration insured loans, Veterans Administration (VA) guaranteed loans, and conventional loans. FHA and VA loans are made by private lenders with the VA or FHA insuring the loan against possible loss to the lender. Conventional loans are usually made by savings and loan associations, mutual savings banks, etc. The down payment, as well as the interest rate are usually higher than with a VA or FHA mortgage.

Generally it is desirable for home buyers to get an FHA insured or VA guaranteed loan. There are many reasons some buyers do not get FHA insured loans. To name a few: A bad credit rating; getting a FHA insured loan takes time; the applicant does not have the required down payment; the applicant is not able to pay the closing costs; the applicant's income is too low to meet the mortgage payments. A rejection by VA and/or FHA may also be a warning that the purchase you have in mind is too risky. Getting a conventional loan will not reduce the risk.

There is one major expense that some persons overlook when thinking of buying a house. This is the closing cost. This is made on the day of settlement, the day you receive a deed showing you are the property owner. At this time you must pay certain standard local fees, plus repay the previous owner for certain prepaid expenses he has made. The total amount of the closing cost depends on the price of the property, on taxes and on expenses already paid. The amount varies from about $400 to $1,000.

Over your lifetime the payment you make on the interest on your mortgage will be almost as large as the price of the house itself. If you are able and willing there are ways of saving over $11,000 on interest payments alone when purchasing a $10,000 house.

FAMILY BUDGET FORM

INCOME (Monthly)

YOUR TAKE-HOME PAY $_____

WIFE'S TAKE-HOME PAY _____
(If she is steadily employed)

TOTAL INCOME $_____

EXPENSES AND OBLIGATIONS (Monthly)

(a) HOUSING EXPENSES

Estimated Payment on Mortgage Loan

Principal $_____
Interest _____

Hazard Insurance Premium _____

Estimate for Main. and repairs _____

Estimate for Utilities

Light _____
Heat _____
Water _____
Air Cond'ng _____

TOTAL (a) $_____

(b) LIVING EXPENSES

Food $_____

Clothing _____

Insurance Prems. (theft, life, etc.) _____

Education _____

Medical and Dental _____

Automobile (repairs, oper.) _____

Transport., Recrea. and Entertain. _____

Emergencies _____

Misc. (dues, contrib., etc.) _____

TOTAL (b) $_____

(c) FIXED OBLIGATIONS

Install. Pay. (auto., furniture, etc.) $_____

Other Debt. Payments (personal loans, etc.) _____

Retirement Fund _____

Misc. (support of parent, etc.) _____

TOTAL (c) $_____

TOTAL EXPENSES AND OBLIGATIONS $_____

(a) + (b) + (c)

There are many ways to reduce your house purchase expense. The larger your bankroll, the higher and more stable your income, or the greater your willingness to economize on other expenditures, the better will be your ability to take advantage of the following elementary principles.

1. Buy a house at the best price;
2. Pay off your mortgage in as few years as possible;
3. Make the largest down payment you can afford;
4. Double up on your monthly payments when possible;
5. Pay the lowest interest rate possible;
6. Bargain for the lowest ground rent;
7. Protest against unfair assessment of your property;
8. Shop for low fire insurance premiums;
9. Get mortgage life insurance to protect your family in case something happens to you and payments cannot be maintained;
10. Consider a GI or FHA repossessed home if it meets your needs;
11. Compare savings on a dollar invested in housing with the earnings of that dollar invested elsewhere.

Baltimore Neighborhoods, Inc.
One Charles Center
Baltimore, Maryland 21201
Phone: SAratoga 7-5010, SA 7-5011
or SA 7-5012

April 1966

AN IMPORTANT MEMO TO OUR NEIGHBORS

During the past few years Negro families have been buying and renting homes in this neighborhood. They have been seeking a better place to live—just as most of us who came here to live several years ago. This movement has resulted in panic and flight among some of our former neighbors and is beginning to develop into a problem which could have serious consequences for this community if we let rumor and other evils prevail.

Truth and freedom go hand-in-hand—truth and the freedom from needless anxiety, truth and the freedom to act within the limits of our individual and social responsibilities.

Truth and rumor seldom go hand-in-hand. It is human nature to hear the worst when one expects the worst, even though the facts are different. It is human nature to exaggerate when one is speaking emotionally about an emotion arousing situation. It is human nature to fit persons and situations into categories, rather than to make the painstaking effort of getting all of the facts and getting them in proper perspective.

There are many bad things that can happen to all of us, and among them is to allow ourselves to become the slaves of rumor. Even worse is to allow ourselves to be the agents of rumor.

There can be no question that in our day we are called upon to face a variety of complex, important, and disturbing problems. We must prefer to have it otherwise. But we have it the way it is, and we will either face the problems and do our best to find solutions or we will be delinquents, adult delinquents.

During the last World War two men were talking. One said that he was fighting to make the world a better place for himself to live in. The other said that he was fighting to make the world a better place for his children to live in. We have pretty much the same choice. We can make our little world better, perhaps, by not facing the big problems. We can panic in the face of rumor. We can, perhaps, get out and leave the problems to those people who are left. We may be lucky enough to die before we have to run away again. Or, on the other hand, we can decide that we are going to do whatever God allows us to do to solve some of the problems. We can face the fact that it will cost us some time, involvement, some emotional turmoil, some misunderstanding, and possible risk. So does surgery when we are ill. So do many things in this life.

It is no disgrace to be confused in our day. It is no disgrace to be upset and anxious. It is no disgrace to think at this moment that the only solution to neighborhood integration is the no-solution of panic and flight. It is a disgrace to desert one another, to refuse to talk openly, to peddle rumors—to walk the same old road of failure.

Our community needs a vigorous neighborhood association. It needs it now. It needs you. There must be a clearing house for accurate information. There must be men and women who will work to present facts to their neighbors and help calm troubled spirits. There must be action, and truth, and involvement. We ask for your name, for some of your time, for your good will, for the effort of your mind. We do not ask this for ourselves, but for our children and yours. Can we give them so much and then let them inherit the problems that are now ours?

Accordingly, we are inviting all homeowners and tenants who share our concern to a meeting to discuss a plan for neighborhood organization and action. We do this in the conviction that ours is not a hopeless situation and that a concerted effort by all will help us to maintain this community as a desirable place to live for all.

ST. MATTHEW'S SOCIAL ACTION COMMITTEE

Bud McFarland _____Phone: 323-1493
Charles Flynn _____Phone: ID 3-5553
Andrew Krug _____Phone: ID 3-3511
Jack Albert _____Phone: ID 5-3565

OPEN FORUM MEETING

St. Matthew's Hall — Sunday, October 9, 1966 — 7:30 P.M.

Speakers, Question & Answer Period.

This meeting is open to *all* residents of the area bounded by Cold Spring Lane, The Alameda, Woodbourne Avenue and Perring Parkway.

This notice is being distributed with the knowledge and support of the three clergymen of the community:

Rev. Raymond Gribbin—St. Matthew's Parish
Rev. Clarence L. Fossett—Northwood-Appold Methodist Church
Rev. J. Calvin Jackson—Faith Presbyterian Church

BALTIMORE - Notes for the File

1. Has your Good Neighbor Pledge Campaign been tried this year? If so, how successful was it? If not, what preparations are being made to get the 10,000 signatures?

   The Good Neighbor Pledge Campaign has not been tried again. Mr. Holmgren will follow the lead of a successful campaign in Boston which was a religious organization oriented campaign. He expects to conduct Baltimore's campaign in the fall of 1966.

2. Why did the business leadership respond favorably to the facts and implications of the housing problems for Negroes? How did you gain their sympathy and understanding?

   This was purely a matter of leadership. Mr. Holmgren feels that good leadership is almost a "cure-all." In Baltimore's case it was Mr. Jim Rouse, a promoter and developer of "Columbia." It was done purely for business reasons to try to stabilize the tax base.

3. Did the conference which led to the creation of Baltimore Neighborhoods, Inc. succeed because of the strong "respectable" backing; i.e., Greater Baltimore Committee, business and community leaders?

   Definitely. The reason for Greater Baltimore's success was the leadership of Greater Baltimore's committee which was composed of a hundred highly selected leaders, and this was developed basically because of default in leadership by the Baltimore Chamber of Commerce.

4. The Conference on Equal Opportunity in Housing, November, 1964: what were the preparations for it, the program, financing, speakers or leaders, results?

   BNI had help from the President's Committee on Equal Opportunity in Housing, help financially as well as otherwise. The President's Committee on Equal Opportunity in Housing first had a conference in Boston; the second one was held in Baltimore. Baltimore's had a committee composed of 20 people to develop the program, background papers, and approximately 600 people attended a luncheon. The conference was held for a complete day.

5. How did Baltimore obtain the cooperation of the Real Estate Board? Was this Conference on Equal Opportunity in Housing the deciding factor? Is the organization, the Real Estate Board, integrated?

   Through the leadership of Jim Rouse. Yes. Yes; it happened as a fluke. The Real Estate Board sent out a letter soliciting memberships indiscriminately to all newly licensed real estate brokers. Through a little opportunistic politicing they took in six Negro brokers at one time. The multiple-listing bureau now has a Negro on the Board of Directors. Mr. Holmgren came to Baltimore in 1961; the Real Estate Board integrated in 1963.

6. What sort of staff (number and training) and services does the Baltimore Neighborhoods, Inc. have?

   BNI has two professionals: Mr. Holmgren, a University of Chicago graduate in political science who worked with the Chicago Housing Authority, American Friends and Urban League, and his assistant,

a graduate of Vassar in history who came from the Baltimore Housing Authority. They have one intern from NAIRO.

7. Baltimore Public Schools: How integrated? Does the situation reflect the housing pattern? Or are the children bussed from their neighborhoods to achieve some sort of racial balance? Are many children in private schools, parochial schools?

   Baltimore population is 42% non-white; the school population is 75% non-white. School follows housing patterns. Schools have open enrollment; there is bussing only to overcome overcrowding, but this does help, of course, in the integration pattern. The new superintendent from New Haven is very good and has a positive program for the future. Again Mr. Holmgren emphasized the importance of leadership. Mr. Holmgren feels that schools are the single most sensitive problem for BNI. This is where he finds more parental resistance. Although Mr. Holmgren did not say so, I believe he would case the city and move out in the matter where he found good leadership response because his successes and failures have been so highly tied to the leadership he was able to obtain - whether it was the Real Estate Board or the schools. It is rather interesting to note that the pattern of integration in Baltimore does not follow that of Washington, D. C. In Baltimore the elementary school is poorly integrated, junior high fairly integrated and high school well integrated. The tutorial project instigated by Fellowship House and conducted by high school students as tutors has been most helpful for a remedial program.

8. What progress has been made with the Apartment House Owners Association regarding open occupancy?

   BNI serves on a retainer basis to AHOA. The breakthrough with AHOA came when Hopkins University open listings or listing only by those who would agree to open occupancy. Again, it was a matter of leadership within AHOA.

9. Has the Real Estate Board's question on "open occupancy: yes or no" increased the availability of housing to non-whites? Have people been inclined to say no when confronted with this question for personal prejudice or neighborhood pressure?

   There hasn't been long enough opportunity to take a reasonable sampling. This is what they must find out. Mr. Holmgren knows that the result will depend entirely on how the AHOA interviewers ask the question. BNI hopes to conduct the training procedure.

10. Do you have the results of the survey of owners' attitudes on open occupancy which was conducted by AHOA and BNI? If so, may I have a copy?

    Mr. Holmgren will furnish us this. The 1966 president of AHOA first accepted then declined a BNI Board position, evidently because of pressure.

11. What has been the outcome of the impetus for a fair housing law? If it has passed, does this reflect the present support of the business community (Greater Baltimore Committee)?

Progress has increased each year but directly in ratio to leadership in officers - with the Greater Baltimore Committee, Baltimore Real Estate Board and Apartment House Owners Association. Unless anti-blockbusting laws are geared to fair housing legislation Mr. Holmgren is not enthusiastic about them.

12. Is there much hope for open housing in the suburbs, in Baltimore and Anne Arundel counties? How do you go about trying to gain cooperation here?

BNI is making progress in the suburbs. One problem here is getting information across to the Negro community about what they can do. BNI is getting assistance from activist groups plus Negro church groups, social clubs, etc. The NAIRO intern is meeting with these people.

13. I would like any other completed studies along with copies of questionnaires used, if available. (These studies are: 3-phase survey of 17 Negro families who have bought in white neighborhoods, of their neighborhoods and of business and community leaders in the areas; survey of practices of Realtors operating in Baltimore County with respect to Negro homeseekers; survey of apartment house owners with respect to policies on renting to Negroes; survey to examine the outcome of the good neighbor pledge campaign; updating of 1963 study of Negro housing demand; analysis of the distribution of racially labeled classified apartment rental advertising.)

Mr. Holmgren will forward this information to us.

14. What is BNI's opinion on the single class neighborhood vs. the multiple-class neighborhood? (To spot low rental housing or spot rent subsidy?)

Mr. Holmgren believes it has merits.

15. Other civic or religious groups?

"Other civic" does not mean Kiwanas or Rotary-type organization. Religious groups included all denominations and all sexes.

16. Could we have a copy of the 1960 BNI anti_blockbusting ordinance?

Mr. Holmgren will send us a copy.

17. Has the Woodberry neighborhood been integrated since the experience of violence? Is there any plan (note in appendix)?

No, there is very poor organization in Woodberry.

18. Has there been any progress in communications with the Maryland Homebuilders Association?

This has been worked on, there has been some success, but again this depends on who the officers are.

19. Do you know of Mr. Jack Tallent, U. S. Chamber of Commerce's Community Development Program, and his work toward metro-economic stabilization?

No.

20. Is there any further result of the FHA complaint mentioned on page 5? What would you think of the possibility of getting FHA to take the initiative aggressively rather than put the burden on the applicant (as in freedom of choice for schools)?

    The FHA complaint is still in process. There is poor FHA leadership in Baltimore.

21. Is there anything further on the first paragraph, page 6?

    This is being furthered by utilization of NAIRO intern.

22. What is the status of fair housing legislation before the County Council?

    The County Council has passed a fair housing statute.

23. Over what period were the 54 talks listed in the appendix of the 1965 Annual Report made?

    Didn't receive an answer.

HOUSING AND THE NEGRO MARKET IN METROPOLITAN BALTIMORE

A Report by Baltimore Neighborhoods, Inc.

In the February 1963 Newsletter of Baltimore Neighborhoods, Inc. it was reported that an annual need of 5,000 additional housing units for Negroes had been estimated for the following five years. The geographical area included in the estimate, which was made by BNI's Research Advisory Committee, is the urbanized portion of metropolitan Baltimore.

Some of the housing to fill this need will be supplied by new construction, some by the creation of additional units through conversion of one-family to multi-family homes. The most important source to fill the need, however, will be units now occupied by white families that may be expected to pass to Negro occupancy.

The program of neighborhood stabilization in which BNI has engaged for the last five years has included encouraging resident white families not to leave "changing" neighborhoods and other white families to purchase or rent in these same neighborhoods. Although this activity has helped to create stability and prevent new ghettos from being formed, it has also somewhat limited the Negro market.

A necessary corrolary to neighborhood stabilization, therefore, is to find homes for Negroes outside the traditional ghettos. It is inevitable that some of the Negro housing needs will have to be met not only in predominently white areas adjacent to Negro communities but in the surrounding counties as well.

That the movement of Negroes out of the center city and into previously all-white suburbs is happening and will continue to happen is evidenced by non-white movement into Glen Burnie, Milford Mill, Pikesville, Fern Park, Loch Raven Village, Mt. Washington, Idlewood, Odenton, Norwood Heights, Gwynn Oak, Pimlico, Northwood and Woodbourne. The non-discriminatory policy in FHA and VA foreclosure sales, the President's Executive Order prohibiting discrimination in housing under federally insured mortgages, and the rising standard of living of many Negro families are all factors influencing the probability of further suburban sales to Negroes.

A very postive aspect of these developments, even for white people who are apprehensive about integration, is that when Negroes are permitted a freer choice of neighborhoods they need not concentrate in certain limited areas. Hence, whites will not need to fear that the arrival of one Negro family will be followed by an "invasion." Moreover, if white families in the city can observe that the suburbs are no longer a "place to hide" from integration it is probable that they will think twice before taking flight.

BNI acknowledges a responsibility to assist presently-white neighborhoods in making adjustments to the arrival of Negroes. Its role in helping to find sensible answers to neighborhood change is known to its members and friends. Recent fruitful meetings have taken place with neighborhood associations in Chinquapin Park, Leith Walk, Liberty Road, Woodbourne, Park Lane, Woodmoor, Idlewood, Blossom Hills, and elsewhere, and we continue to keep in close touch with our twelve member associations.

Baltimore Neighborhoods' contacts with a growing number of civic interest groups serve to increase the number of individuals and organizations committed to the aims of our program. Several Realtors and a few homebuilders have also either committed themselves or expressed concern, and the Real Estate Board of Greater Baltimore has urged the removal of race labels in real estate advertising. As of April 1964, twelve hundred residents in metropolitan Baltimore had signed Good Neighbor Pledge cards indicating their willingness to welcome neighbors regardless of race.

Meanwhile our sale-rent program, pursued with the cooperation of several brokers, includes both the listing of houses and assistance to home-seekers in integrated neighborhoods, including Baltimore County neighborhoods where more opportunities are becoming available.

Some Suggestions About Neighborhood Meetings

In Racially Changing Areas

What Kind of a Meeting?

There are three kinds of meetings that have been held successful to deal with problems in racially changing areas:

1. Block Meeting - which includes residents of a single block of a street. This type of meeting is usually small, very informal. Any block resident is eligible to participate. This meeting has the advantage of real grass roots contact and a very democratic basis. On the other hand, it may be hard to find leadership on a single block. If blocks federate, the resulting group may become top heavy with organization since every block in a neighborhood would be represented.

2. Neighborhood Leadership Meeting - includes the key persons, opinion makers and most informed residents of an area. Very often this kind of meeting is called by some institution (church, synagogue, etc.) and representatives may be from other institutions. This group can bring strong, intelligent influence to bear on problems, but may not have adequate knowledge of the feelings and tendencies of the residents of particular blocks.

3. Simple Membership Meeting - includes anyone in the entire neighborhood who is committed personally to working on the changing neighborhood problem. Participation can be drawn from many areas of the neighborhood. These groups are usually most efficient and are composed of reliable people. As disadvantages, these groups have to contend with the danger of becoming isolated elites or personalized cliques instead of networks for neighborhood education.

Any of these meeting types or combinations of them may be used depending upon the needs of your area. Certain other factors about such meetings should be stressed.

1. The meeting should be small (25 people top limit). To discuss racial change, a question that is emotionally loaded for many people, in a large group is usually a mistake. The meeting should be called or chaired by someone from the area who is: a. known, b. respected, c. not unacceptable to residents because he is highly controversial.

2. Although the meeting should be open to all residents, some care should be taken to insure that the clear majority of those attending are stable and reasonable people. Extremists should be in the minority.

Same as Philadelphia's suggestion

3. The meeting should be held on "neutral" ground, that is, a place that people will feel free to come to without feeling that they are under the auspices of any specific religious, political, ethnic etc. group.

4. It is preferable to hold block meetings in a home. This is an informal atmosphere that sets a tone of neighborliness. Evening meetings are best, but shopping nights and those on which important or popular TV shows are scheduled should be avoided. The meeting time should be late enough so that parents can put children to bed before attending.

5. The meeting should preferably be held shortly before the first Negro family moves in. People want to talk about this subject then.

6. Be sure that the purpose of the meeting is clear. Take care to avoid any rumor or suggestion that the meeting is being held to keep non-whites out of the area. The meeting must be clearly designated as one at which the question of neighborhood change will be discussed.

7. Be sure that leadership is firm enough to set an informal friendly tone for the meeting. Opposing points of view should be freely accepted, but conflicts should not be violently expressed. The tone of controversy should not dominate. The tone of reasonable, practical discussion should.

8. Set specific goals for the meeting. Responsibility should be fixed and some provision should be made for people to report back.

9. Keep track of time. Having some coffee and tea on hand for the session adds a note of relaxation and friendliness.

Distributed by Baltimore Neighborhoods, Inc.
One Charles Center, Baltimore, Md.21201

A RESUMÉ OF THE PROGRAM AND ACHIEVEMENTS OF BALTIMORE NEIGHBORHOODS, INC.

The goals of Baltimore Neighborhoods, Inc. are to stabilize racially changing neighborhoods within the city, to create new opportunities for Negroes and other minorities throughout the metropolitan area and to achieve a single housing market for all citizens. Launched in 1959, its program has been effectively carried out by a highly qualified professional staff, ably supported and directed by an interracial Board of Directors representing the interests of varied segments of the Baltimore metropolitan community. Among its past achievements and continuing activities are:

Encouraging and assisting white buyers in the purchase of homes in racially mixed neighborhoods;

Preventing panic and flight following the first move-in of Negro families in many metropolitan Baltimore communities, thus averting both the temporary depression of prices and the rapid formation of new ghettos;

Continuing educational and planning meetings with neighborhood groups and religious institutions on neighborhood stabilization, including the frustration of block-busting tactics and the formulation of long-range plans for maintaining the high quality of communities;

Drafting and obtaining passage and enforcement of an anti-block-busting ordinance;

Helping a number of Negro families find homes outside the traditional ghettos;

Securing the support of the Real Estate Board and the newspapers to eliminate racial designations in classified real estate advertising in sales housing, which tended to accelerate racial turnover in changing neighborhoods;

Continuing communications with builders and real estate brokers on finding ways to open the housing market to all citizens. (A tangible result of this has been recent Real Estate Board action to change by-laws to require its members to sell homes to any qualified buyer without regard to color if the owner is willing, and also to include a question on the multiple listing contract as to the seller's willingness to sell on an open occupancy basis. It is also noteworthy that in February 1965 the Real Estate Board of Greater Baltimore became the nation's first real estate board to request the expansion of the coverage of Presidential Executive Order #11063 to prohibit discrimination in the sale of most new housing.);

11063

Participating with representative religious groups in cooperative education and action programs to promote fair housing goals in the religious community;

Launching a good neighbor pledge campaign to indicate the willingness of residents to welcome neighbors regardless of race;

Cooperating and consulting with the human relations commissions of Baltimore City and Baltimore and Anne Arundel Counties in studying housing needs, conducting hearings on the nature and scope of discriminatory practices and recommending remedial programs;

Assisting in the peaceful and calm acceptance of Negro families who have move into several Baltimore County and Anne Arundel County communities;

Initiating and coordinating a Conference on Equal Opportunity in Housing in November 1964, attended by 600 persons, which did much to advance the education of the real estate and building industries and the community to the need for - and growing insistence on - fair housing practices;

Coordinating the efforts of groups throughout the city to support fair housing legislation, and assisting in the drafting of that legislation;

Encouraging the formation of indigenous fair housing groups in several suburban communities;

And, finally, helping to stimulate communications between the apartment house owners and the civil rights groups which are demonstrating for voluntary desegregation.

We believe that the climate in Baltimore would today be substantially less favorable if Baltimore Neighborhoods, Inc. had not been active in these programs, and we believe too that during the next critical months our continued efforts will be of the utmost importance in determining the direction of change and the rapidity with which it takes place. Baltimore will inevitably be a community in which racial justice is reflected in housing. Baltimore Neighborhoods is determined to work for the early and harmonious achievement of that goal.

Baltimore Neighborhoods, Inc.
One Charles Center
Baltimore, Maryland 21201

December 1965

REAL ESTATE BOARD POLICY STATEMENT ON CHANGING NEIGHBORHOODS

The racial characteristics of many Baltimore neighborhoods have radically, and in many cases, abruptly, changed during the last decade. Migration to the suburbs and surrounding counties has followed.

Panic followed by flight has resulted in the deliberate sale of properties, in many instances, through an unprincipled broker, to persons clearly ill-qualified to meet mortgage payments and usually disinterested in the maintenance of their property and community.

This process will eventually erode the tax base of many residential communities which, nevertheless, will continue to require all normal City services, including fire and police protection.

The Real Estate Board of Greater Baltimore is determined that definite action must be taken to halt this serious deterioration of our residential areas and to bring stability to affected neighborhoods. While we acknowledge that there is no immediate remedy for all problems confronting our neighborhoods, we feel the following policy statement might effectively combat the pressure exerted against many neighborhoods and substantially dimish flight and resultant panic.

Frequently, real estate advertising, either by design or unintentionally, misrepresents the true character of a neighborhood and implies a great degree of racial change when actually there has been little or none. Therefore, the Real Estate Board of Greater Baltimore urges Realtors to abstain from the use of racial characterizations in all advertising. It is our hope that this initial effort will result in a prohibition against the use of racial designations in real estate advertising by our daily and Sunday newspapers. However, the Realtor should fully inform prospective buyers of all neighborhood charateristics and, as required by the Realtors' Code of Ethics, withhold no pertinent information from either the buyer or seller.

Occasionally, Realtors have relinquished properties listed with them due to a change in the character of a neighborhood and, because of this, owners have been forced to sell their properties without Realtor representation. Throughout the period of a listing in such changing neighborhoods, Realtors should extend every effort to obtain a buyer, regardless of race, creed, color or national origin.

As Realtor, we reaffirm our pledge to represent owners to the best of our ability, mindful that the ultimate decision as to whom the property shall be sold rests solely with the owner.

The foregoing is the full text of a recently adopted policy statement on changing neighborhoods. This action was taken by the Real Estate Board of Greater Baltimore.

Reproduced and distributed by:
Baltimore Neighborhoods, Inc.
Room 1025, 10 Light Street
Baltimore 2, Maryland
Phone: SAratoga 7-3194

ORDINANCE NO. 502

...making unlawful certain practices by real estate dealers, brokers, agents and salesmen in connection with real property, defining the said offenses and defining the penalties thereof.

By the City Council of Baltimore, April 4, 1960.

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That a new section, Section 69A, be and the same is hereby added to the Baltimore city code (1950 edition), title "police" to follow immediately after Section 69 thereof, and to be under a new sub-title, "Real Estate Practices," and to read as follows:

REAL ESTATE PRACTICES

69A. (a) (1) This ordinance shall apply to real estate dealers as herein defined. Real estate brokers shall mean any person, association, co-partnership, or corporation, foreign or domestic, who for another and for a fee, commission, or any other valuable consideration sells, purchases, exchanges, leases, rents, or collects rent, for the use of real estate or who attempts or who offers by verbal solicitation, advertisement or otherwise to perform any such function or who is engaged in the business of sub-dividing and selling land in building lots or sites. Real estate salesmen shall mean any person who performs on behalf of any real estate broker, any act or acts authorized by the real estate licensing law of Maryland, Code Article 56, Section 212, etc. (1957 Edition), as amended

from time to time, to be performed by a real estate broker. Real estate dealer shall mean one who is regularly engaged in the business of dealing and trading in real estate or leases and options thereof. Real estate shall include leaseholds and all other interests in real property.

(2) Any person, partnership, association, or corporation who for another in consideration of compensation by fee, commission, salary or otherwise or with the intention or in the expectation or upon the promise of receiving or collecting a fee, does, offers, or attempts, or agrees to do, engages in or offers, or attempts, or agrees to engage in, either directly or indirectly, any single act or transaction contained in definition of real estate broker or real estate salesman in this section, whether said act be an incidental part of a transaction or the entire transaction, shall be deemed a real estate broker or real estate salesman within the meaning of this ordinance.

(3) Notwithstanding the foregoing definitions the terms real estate broker and real estate salesman shall not include; receivers, trustees, administrators, executors, guardians, or other persons appointed by or acting under the judgment of or order of any court; public officers while performing their official duties as such; any bank, trust company, or mortgage loan institution organized under the laws of this state or the United States with respect to the management or sale of any property acquired through or in connection with mortgage foreclosures; investment

homebuilders with respect to the sales of rental of housing constructed by them; attorneys-at-law who are not regularly engaged in the real estate business and who do not hold themselves out by sign, advertisement; or otherwise as offerring to the general public the services authorized to be performed by real estate brokers and persuant to the real estate licensing law of Maryland, Code 1957 edition, Article 56, Section 212, etc.; and any person holding in good faith a duly executed power of attorney from the actual owner authorizing the sale and conveyance or leasing of any real estate where only one such transaction is involved or any duly licensed auctioneer with respect to sale of real estate at public auction.

(b) No real estate broker or salesman shall, or shall attempt to:

(1) Use any contract form for the listing of property for sale, rent or exchange or any contract form for sale, rent, or exchange of property or advertising matter which includes the name of any association or organization of which the broker or salesman is not a member.

(2) Retain the services of any person as a salesman on a purely temporary or single transaction basis as a means of evading the law regarding the payment of commissions to non-licensed persons on some contemplated transaction.

(3) Act for more than one party in a transaction without the prior knowledge and consent of all parties for whom he acts.

(4) Refuse, or fail within thirty days after demand to account for, or to remit any monies coming into his possession which belong to others, or refuse or fail to promptly furnish a duplicate copy of all listing contracts to sell or rent property or of any lease or contract or sale when prepared by a real estate broker to all parties to any such contracts or leases, or fail to retain a copy of such contract. Noting in this subsection shall be construed to authorize any such broker or salesman personally to prepare any such legal paper in his practice.

(5) Fail to disclose to any person with whom the broker or salesman is dealing any material fact or information within the knowledge of the broker or salesman concerning or relating to the property with which the broker or salesman is dealing.

(6) Make any untrue or misleading statement in any attempt to obtain a listing of real property for sale, knowing such statement to be false or misleading, or knowing that the broker or salesman making the statement has insufficent knowledge of its truth, or falsity to warrant making the statement.

(7) Accept a listing contract to sell property unless such contract provides for a definite termination date without

notice from either party, or accept any listing contract which provides for a net return to the vendor leaving the broker or salesman free to sell property and retain any excess over the price named by the vendor.

(8) Pay or receive any rebate, compensation or commission from any person whatever except the seller of the real estate without the prior knowledge and consent of all parties to the transaction.

(9) Have any interest, directly or indirectly, in the purchase of any real estate which he or his organization has listed for sale, where such purchase is made during, or within six months after the termination of, such listing.

Provided, however, that this paragraph shall not apply in cases in which a broker enters into a listing contract and a simultaneous "trade in" agreement, whereby the broker or any interest, either directly or indirectly, offers a guaranteed price for the listed property within a certain period in order for the seller to purchase another residence, either new or existing housing.

(10) Disregard or violate any of the provisions of the Maryland Real Estate Licensing Law (Code, 1957 Edition) Article 56, Section 212-232, as amended from time to time.

(c) No real estate broker, salesman, or dealer shall, or shall attempt to:

(1) Pursue a continued flagrant course of misrepresentation or make any false promises directly or through agents or salesmen or advertising or otherwise.

(2) Make any misleading or untrue statements in advertising real property including advertising for sale or rent as an agent or broker without disclosing in such advertising the name of the advertiser or the fact that the agent or broker or where any such advertising is published over the name of a licensed real estate salesman failing to disclose in such advertising the name of the broker for whom such salesman is licensed to represent.

(3) Solicit or induce any party to a contract lease or agreement to break such contract for the purpose of substituting a new contract lease or agreement when such soliciting, or inducing is motivated by anticipated personal gain.

(4) Guarantee or authorize or permit any person to guarantee future profits which may result from the sale of real property.

(5) Solicit or offer for sale real property by offering "free lots" or conducting lotteries or contests, or offering prizes for the purpose of influencing a purchase or prospective purchaser of real property, or advertising or offering "Free appraisals" unless the advertiser is equipped and stands ready to appraise real estate to any person requesting such an appraisal free of charge regardless of the purpose for which such an appraisal is requested.

(6) Make any untrue or misleading statement to induce the sale of real property, whether to the person making the representation or to any other person, knowing such statements to be false or misleading or knowing that the maker of the statement has insufficient knowledge of its truth or falsity to warrant making the statement.

(d) No real estate salesman shall:

(1) Accept a commission or valuable consideration as a real estate salesman for the performance of any act as a real estate salesman without the knowledge and consent of the broker named in his license.

(e) A violation of the provisions of this section shall be a misdemeanor and any person convicted thereof shall be subject to a fine of $100 and not more than $500 or to imprisonment of not more than 60 days or to both such fine and imprisonment at the discretion of the court. Where an offense is committed by one or more individuals acting for a corporation, it shall be deemed to be the offense of the corporation and the individual. Where the offense is committed by one or more individuals acting in behalf of a partnership or association, it shall be deemed to be the offense of the partnership or association and the individual, and also the personal offense of any partner or associate who aids, abets, directs, counsels and/or knowingly participates therein.

Section 2. And be it further ordained, That if any section, provision, or clause or word of this ordinance is found by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such unconstitutionality or invalidity shall be restricted to the particular provision, section, clause or word found to be unconstitutional or invalid, it being the legislative intent that the provisions of this ordinance are severable.

Section 3. And be it further ordained, That this ordinance shall take effect from the date of its passage.

Approved.....

Mayor of Baltimore City

President of the City Council of Baltimore

AMENDMENT ADOPTED MARCH 1966

Solicit properties for purchase or sale by door-to-door solicitation in person, by telephone or by the mass distribution of circulars.

HOW TO DEAL WITH REAL ESTATE PRESSURE TACTICS
WHEN A NONWHITE FAMILY MOVES INTO YOUR NEIGHBORHOOD

A. When you receive postal cards or advertising from real estate brokers:

1. Note date, name of broker, address of houses cited as sold.

2. Check to make certain that the house has actually been sold as claimed; if not, report the misrepresentation to Baltimore Neighborhoods, Inc.

3. Mark face of card "REFUSED - return to sender," and mail.

B. When you receive phone calls or personal visits from brokers:

1. Before you listen to the solicitation, ask, "Who is this speaking? Are you a licensed "real estate salesman?" If the reply is "No," say, "Then let me speak with a licensed broker of this firm. I do business only with licensed brokers."

2. This may end the conversation, but note date, name of firm, name of person calling, any evidence received as to where a telephone call was made from (an office or a home).

3. If you do talk with a licensed salesman or broker, you might explain:

a. That you object to this kind of solicitation and ask him to see that his firm does not trouble you this way again.

b. That if you have occasion to sell, you will not use a firm that uses these tactics of impersonal solicitation.

c. That you belong to the _____(Neighborhood Association) which opposes these panic-creating pressures.

d. (For repeaters) That your records show (give history of calls from this firm) and that you propose to report this to the appropriate agency, Baltimore Neighborhoods, Inc. and your neighborhood association.

4. Important: Note any misrepresentation of fact and report it immediately to Baltimore Neighborhoods, Inc.

C. Use of signs:

1. A number of "for sale" signs displayed at one time on one block may increase panic selling. If there is any likelihood of this, urge neighbors who have legitimate reasons for selling to work through brokers and other forms of advertising instead of using signs.

2. In some neighborhoods under pressure of much soliciting, people have displayed signs in windows or on lawns, saying "THIS HOUSE IS NOT FOR SALE" or some similar wording.

BALTIMORE NEIGHBORHOODS, INC.
ROOM 312 - ONE CHARLES CENTER
BALTIMORE 1, MARYLAND

SAratoga 7-3194

Same as Philadelphia

GUIDE TO NEIGHBORHOOD SERVICES

Blockbusting -

Baltimore City Ordinance #502 gives limited protection against blockbusting techniques of real estate operators who take advantage of the prejudices of white residents to persuade them to sell their homes when Negroes move into a neighborhood. The Ordinance makes it unlawful for any person or firm dealing in real estate to misrepresent facts concerning the present or future occupancy, value or other aspect of properties in the community.

Residents whose neighborhoods are being harrassed by solicitations from blockbusters should gather and substantiate evidence of such misrepresentations so that the offenders may be prosecuted. If the broker tells the neighbors they "must sell right away before property values fall" (when in fact solicitations plus panic are the causes of any decrease in sale prices that may occur),if he says that he has "4 or 6 houses listed for sale on this block" (when in fact he does not), if he lies about sale prices or about his own activities, etc., he is violating Ordinance #502. If his illegal activities are not stopped they can achieve a complete turnover of neighborhood occupancy from white to Negro in a short time. This is his intention, for it stimulates his business and brings large profits.

Persons or neighborhood groups with evidence of misrepresentations should bring information to Baltimore Neighborhoods, Inc., One Charles Center, #1, SAratoga 7-3194 for assistance in the preparation of cases against blockbusters.

In addition to legal action, concerted neighborhood resistance to blockbusting and soliciting can be effective. (See Baltimore Neighborhoods' publication, "Racial Changes in Residential Communities."

Neglect of Properties -

In cases of failure of owners or landlords to make necessary repairs on residential structures, complaints should be made to the Housing Division of the Bureau of Building Inspection, 10 Municipal Building, #2, PLaza 2-2000 - extension 2506.

Sanitation -

In cases of littering and unsanitary conditions in yards (within lot lines) call the Police Sanitarian at your district police headquarters or the headquarters of the Police Sanitarians (MUlberry 5-1600 - extension 231) if the district police sanitarian cannot be reached.

Collection of Garbage and Trash -

If refuse is not collected or if special collections are needed call the Bureau of Sanitation, PLaza 2-2000 - extension 456, or write to 416 City Hall.

Sewer Problems -

Blocked neighborhood sewer inlets should be reported to the Bureau of Sewers, Room 312, Municipal Building, PLaza 2-2000 - extension 2162. Within limitations, blocked house sewers are opened and flooded cellars pumped out at nominal cost.

Sidewalk and Alley Maintenance -

Requests for repair of crumbling alley and sidewalk paving should be made to the Bureau of Highways, 303 Municipal Building, PLaza 2-2000 - extension 2377.

Flooded Cellars -

The Bureau of Highways also performs emergency work such as pumping water from cellars.

Street Lighting and Street Name Signs -

The Bureau of Mechanical-Electrical Services, 320 Municipal Building, PLaza 2-2000 - extension 553, repairs broken or burnt out street lights and replaces missing street signs on request.

Destructive Youth and Gang Activities -

The Street Club Project of the Bureau of Recreation (contact Harry E. Smith, 1129 N. Calvert Street, MUlberry 5-5826) works to channel gang activities of youths into constructive pursuits.

Housing of Families on Welfare -

The Home Management Service of the Department of Public Welfare, 1500 Greenmount Avenue, #2, MUlberry 5-3600, helps its families to improve present housing or to secure public housing or other dwellings.

Bars and Taverns -

Citizens may make formal protest against the granting or renewing of liquor licenses in their neighborhoods to the Board of Liquor License Commissioners. For information on procedures call PLaza 2-2000 - extension 340. The National Association for the Advancement of Colored People, LAfayette 3-8503, also cooperates with neighborhood groups in resisting influx of taverns.

Displacement by Urban Renewal -

The Bureau of Urban Renewal and Housing Agency has a relocation service for all persons who must move as a result of urban renewal projects. Call SAratoga 7-3400 and ask for relocation information.

Unsolved Problems Related to City Services -

If results are not obtained from requests for aid to city departments,write to the Mayor's Bureau of Complaints, City Hall, #2.

Legal Aid -

The Legal Aid Bureau (LExington 9-5340) offers legal assistance to persons in landlord-tenant disputes and other problems involving real property.

Information and Referral Service -

The Health & Welfare Council operates a Community Information and Referral Service (MUlberry 5-0525) which offers guidance to persons on the use of a great variety of available community services.

Neighborhood Problems -

A variety of neighborhood problems can be solved by an active neighborhood association. Minor acts of vandalism and rowdyism by children, not sufficiently serious to warrant calling on the Police Department, may best be handled by meetings between representatives of the neighborhood association and the children's parents. Residents' meetings may bring solutions to problems arising from lack of mutual consideration between neighbors. (An example of this would be excessive noise created by activities in one house which disturbs the nearby residents.)

If you do not know whether there is an association in your neighborhood please call Baltimore Neighborhoods, Inc., SAratoga 7-3194.

Zoning -

If properties in a residential area are being used for purposes which are offensive and inharmonious with the neighborhood it may be that the use violates zoning regulations. The Citizens Planning and Housing

Association (330 N. Charles Street, LExington 9-1369) can determine how your neighborhood is zoned and can advise you on dealing with non-conforming uses. It also offers a zoning alerting service to neighborhood associations that are CPHA members, keeping them posted on all proposed zoning changes affecting their area.

Education and Consultation on Residential Problems -

Baltimore Neighborhoods, Inc. assists neighborhoods of any size to stabilize when residents react to the anticipated arrival or presence of Negro families. (Call SAratoga 7-3194.) The Citizens Planning and Housing Association helps neighborhoods to achieve high standards of property use and maintenance and land use planning, to eliminate blight and prevent decay. (Call LExington 9-1369.) Both organizations assist in making contact with public agencies.

Baltimore Neighborhoods, Inc.
One Charles Center - Room 312
Baltimore, Maryland 21201

SAratoga 7-3194

NEWSLETTER

SIDNEY HOLLANDER, JR.
President
EDWARD L. HOLMGREN
Executive Director

BALTIMORE NEIGHBORHOODS, INC.

One Charles Center, Baltimore 1, Maryland
SAratoga 7-3194
SAratoga 7-3942

. . . and neighborhoods are people.

HEAR THE EXECUTIVE DIRECTOR ON "CONVERSATION PIECE"
WEDNESDAY, DEC. 30TH, RADIO STATION WCBM - 680 K.C. - 10 P.M.

HOUSING CONFERENCE HAILED

OVER 600 TAKE PART IN EXCHANGE OF IDEAS
BNI PLAYS MAJOR ROLE

The urgency of achieving equal housing opportunity for all was unanimously acknowledged by more than 600 participants in the Greater Baltimore Conference on Equal Opportunity in Housing, on November 24th at the Sheraton-Belvedere Hotel.

Opinions, of course, differed as to how to arrive at this goal, but some frank discussion at four concurrent workshops seemed to bring divergent opinions closer together. The Conference chairman, Hans Froelicher, Jr., best characterized the spirit of the occasion when he described it as "a day for honesty."

Deemed an outstanding success by observers, the Conference sparked the concern of representatives of business, real estate, banking, homebuilding, social work, civic, governmental, educational and religious organizations. The result was a determination to seek answers to discrimination in housing and to unify the dual housing market.

Highlights of the day-long Conference included a luncheon address by Nicholas Katzenbach, Acting Attorney General of the United States, the keynote speech by Mayor McKeldin, and greetings from Governor David L. Lawrence, Chairman of the President's Committee on Equal Opportunity in Housing. Although no specific proposals for action were made at the day's end, participants heard from unexpected sources including homebuilders and real estate brokers - of the need for strong national fair housing legislation and for voluntary support of residential integration. Real estate representatives expressed the conviction that all white neighborhoods could not and should not persist. From these and other sources participants heard vigorous support expressed for local legislation as a first step toward broader legislative coverage.

Each of the four workshops was assigned a different subject. They were: the role of government in enlarging housing opportunities; the myths of housing integration; Negro and white attitudes toward the housing crisis; and the relation of housing to civil rights. But although the central themes differed, each touched at some point on the pattern of residential change, including panic selling, blockbusting, the formation of new ghettos and the expansion of the large Negro ghetto in the central city ringed by white suburbia. And the concensus of each workshop was that residents of every corner of the Baltimore metropolitan area would pay a heavy price if this pattern was not altered.

Baltimore Neighborhoods, Inc. received recognition at the Conference as the local agency most actively working for the stabilization of changing neighborhoods and the enlargement of housing opportunities for minorities. The agency's contribution to the Conference was extensive. The Board of Directors initially proposed to the President's Committee on Equal Opportunity in Housing that Baltimore should be the place for the third of such meetings in the nation. (The first, in Boston, occurred last May; the second took place in Cincinnati a week prior to Baltimore's Conference). BNI's Board, staff, members and friends did most of the program planning and contributed extensively of their time and talents to make possible this important event.

NEGRO FAMILIES IN 25 NEW NEIGHBORHOODS

BNI's Executive Director recently met with neighborhood association spokesmen, ministers, developers and other community representatives to smooth the introduction of first Negro families into Reisterstown and Laurel. In the meanwhile BNI's Research Advisory Committee has been conducting a survey to discover experiences of some 25 Negro families as the only non-whites in as many metropolitan neighborhoods. The experiences of the survey families as well as the recent arrivals at Reisterstown and Laurel have been, for the most part, heartening. In only one case (a move-in that occurred three years ago) was there violence, and in only three others were there minor acts of vandalism or threats of vandalism.

REAL ESTATE BOARD JOINS BNI

In June the Real Estate Board of Greater Baltimore became an organizational member of BNI. This recognition of our work is gratifying, especially in view of reluctance of other real estate boards throughout the country to acknowledge the importance and inevitability of breaking down racial barriers in urban communities.

BNI has worked with the Neighborhoods Committee and with individual members and officers of the Real Estate Board for several years. Four of its members are directors of BNI, William B. Guy, Jr. (a recent president of the REB), Catherine Byrne, Guy T.O. Hollyday and Roger Johnson; and three - George Carroll, Edgar Levi and Mal Sherman - are BNI Advisory Board members. The two organizations have cooperated in a number of endeavors, including the elimination of racial designations in newspapers "For Sale" Ads. During the life of BNI, the Board has admitted seven Negro brokers to membership, two of whom are now also members of the Multiple Listing Bureau.

BNI NO LONGER BROKE, BUT NEEDS YOUR SUPPORT TO EXPAND PROGRAM.

Now more than ever BNI services are being requested by the community. It has an important role to play in achieving the goals set by the recent Conference. HELP to extend the life and usefulness of BNI by RENEWING your membership or making a CONTRIBUTION now.

Individual membership - $5.00 *Contribution:* _____
Organization membership $50.
- tax deductible -
Name (print) _____ Address _____

NEIGHBORHOOD ASSOCIATION BUYS OUT NEGRO PURCHASER

A Negro family recently negotiated the purchase of a home in a small middle class white community in the northern part of the city. News of the sale spread in the neighborhood when conscientious seller and buyer agreed that the improvement association should be notified of the event in advance. The association met and decided to try to buy out the family and also to establish a fund to buy out any future Negro purchasers. In this instance the Negro family, who consulted with BNI over a period of several weeks, finally concluded that they should sell to the association. They had previously had a bad experience in a predominantly white neighborhood which had seriously upset one of their three small children and they were reluctant to risk again their children's well being.

BNI was in communication with officers of the association and had a continuing contact with several residents of the area during the crucial period. We attempted to warn the association of the dangers of a commitment to buy out future Negro purchasers, since it exposes the neighborhood to a kind of blackmail by making it possible for any eager seller to threaten to sell to Negroes in order to force the association to take his house off his hands.

Since the events took place we have continued to work with the Negro family to find other housing. The house they have been living in is seriously dilapidated, and in spite of pressure from the Bureau of Building Inspection the landlord has not made necessary repairs.

PLEDGE CAMPAIGN

Signers of BNI's fair housing Pledge Campaign now number about 1700. These metropolitan Baltimore residents have declared their belief in the right of all persons, regardless of race, to have equal access to the housing market. They have also asserted their willingness to welcome responsible persons of any race, religion, or national origin into their neighborhoods.

A new drive for signatures was launched in November by the Baltimore Area Inter-Religious Campaign for the Good Neighbor Pledge. This organization, formed with the single aim of committing members of all faiths to the concept of equal housing opportunity, is sponsored by the Baltimore Board of Rabbis, the Maryland Council of Churches, the Baltimore Archdiocesan Women's Committee for Civil Rights and the Catholic Interracial Council. The pledge card that will be distributed through churches and synagogues in the metropolitan area is worded only slightly differently from BNI's pledge. It includes a paragraph tying the signer's commitment to religious concepts, which reads "I believe that discrimination on the basis of race, religion, or national origin is evil and that obedience to God compels me to love my brother in word and deed."

While the BNI pledge card states that signers' names will be published only after 2000 names are secured, the Inter-Religious Pledge sets a goal of 10,000 signatures to be obtained before publication. Directors of the Campaign are confident that the religious community will achieve this goal.

BNI staff have attended all meetings of the Campaign Committee and have contributed substantially to its planning. Our office is the headquarters for the Campaign.

BUILDER IN VIOLATION OF EXECUTIVE ORDER

A few months ago an unsuccessful attempt was made by two young Negro families to buy homes in a new housing development off Liberty Road. Because the development was insured by FHA, it was covered by the Executive Order of November 1962 prohibiting discrimination, but it soon became clear that the builder had no intention of living up to this commitment. When the two families proposed to purchase homes they were told no houses were available, although white couples were simultaneously being given opportunities to buy. They then brought the matter to the attention of the FHA District Director. That agency instituted an investigation which ended with the cancellation of FHA benefits for any project throughout the nation in which this builder has financial interest.

In all the stages of their search for housing BNI has acted as consultant to the two families. There were repeated contacts with FHA, both in Baltimore and Washington, and BNI staff members attended the hearing between builder, would-be buyers and the FHA. One of the two families has since bought a house elsewhere and the other is still looking, with BNI's help.

FAR FLUNG PUBLICITY FOR BNI

On August 7th an AP story about BNI appeared in local and at least seven other large metropolitan newspapers, including The New York Times. On September 24th The London Daily Telegraph carried an article about us by Mabel Elliott, its New York correspondent, who made a trip to Baltimore and toured the city with our executive director in order to write her story. Both of these write ups discussed BNI history, achievements and aims as a unique organization in a community whose problems are not quite like those of any other city.

ANNUAL MEETING

At the annual meeting of the BNI the new officers and directors for 1965 were elected. The officers are Sidney Hollander, Jr., president, Frank T. Gray and Henry G. Parks, Jr., vice presidents, Robert J. Martineau, secretary, and Miss Catherine Byrne, treasurer. New board members are: Rev. Anthony Dziwulski, Marshall Jones, Frank Kaufman, Stanley Panitz, Donald Rothman and Revo James C. Thomson. Continuing to serve are Rev. Herbert O. Edwards, Richard L. Cover, William B. Guy, Jr., Guy T.O. Hollyday, Francis N. Iglehart, Jr., Roger J. Johnson, Mrs. John B. Ramsey, Dr. Alfred B. Starratt, Melvin J. Sykes and Rev. Fred Webber.

BALTIMORE NEIGHBORHOODS, INC.

One Charles Center, Baltimore, Maryland 21201

NON-PROFIT ORG.
U. S. POSTAGE
PAID
Baltimore, Md.
Permit No. 3730

Q 2 (Location x Race)

Race	# of Locations 1	2-4	5-6	7-9	over 9	Total
White	90%	100%	29%	34%	17%	64%
White, Negro Separate	—	—	14%	33%	49%	14%
Negro	—	—	14%	—	17%	6%
Both	—	—	29%	33%	—	8%
No Answer	10%	—	—	—	17%	6%
Vacant	—	—	14%	—	—	2%
Total	100%	100%	100%	100%	100%	100%

# of Locations (based on total respondents)

1 -	28%
2-4	28%
5-6	19%
7-9	8%
over 9	17%
Total	100%

Q5. How often do you receive requests from Negroes seeking to rent in properties where you have only white tenants?

Total respondents	(33)	100%
Often		—
Occasionally		15%
Seldom		33%
Never		52%

Q6a. What is your policy regarding such requests?

Total Respondents	100%
Refuse; Do not rent to Negroes	40%
Will rent only after legislation	6%
Prefer whites	3%
Considered same as whites	24%
Wait for following actions	3%
No vacancies	3%
~~Up to tenants~~	—
No Policy	6%
No Answer; No Comment	15%

Q6b. When was the last such request made?

Total Respondents	100%
6 months or less	18%
over 6 months	15%
the last few weeks	12%
the last few days	12%
Never	18%
Seldom	3%
No Answer	22%

	Total 33 100%	1-20 6 100%	21-100 6 100%	101-200 7 100%	201-500 6 100%	501-1000 6 100%	over 1000 2 100%	
Do not rent to Negroes; prefer whites	43%	100%	50%	14%	50%	—	50%	
after legislation	6%	—	—	—	—	34%	—	
Considered same as whites; Courteously Considered.	24%	—	—	86%	—	33%	—	
No Vacancy	3%	—	—	—	17%	—	—	
Wait for follow up.	3%	—	17%	—	—	—	—	
Up to tenants								
No Policy	6%	—	17%	—	17%	—	—	
No Answer	15%	—	16%	—	16%	33%	50%	

Units x Policy regarding requests

		Down-town 1, 2 8	N-E. 10, 12, 13, 14, 18 25	S-E. 21, 22 4	mid-E. 5, 6 3	Lower S.W. 26, 27, 30 3	S.-W. 23, 28, 29 4	N-W. 7, 9, 15, 16 11	Suburbs 4, 8 4
Do not rent to Negroes. Prefer Whites	60%	75%	56%	75%	67%	100%	75%	46%	—
after legislation	5%	—	4%	—	—	—	—	9%	25%
Consider same as white; Courteously Consider	17%	13%	20%	25%	—	—	—	18%	50%
No vacancy	1%	—	4%	—	—	—	—	—	—
Wait for follow-up	1%	12%	—	—	—	—	—	—	—
no policy	8%	—	12%	—	—	—	—	18%	—
no Answer	8%	—	4%	—	33%	—	25%	9%	25%

Area (zones) x Policy regarding requests.

	Total 100%	Under $70. 8 100%	$70-90. 16 100%	$90-125. 21 100%	$125-150. 14 100%	$150-200. 13 100%	$200+ 7 100%
Do not rent to negroes. Prefer whites.	54%	88%	63%	48%	50%	46%	43%
after legislation	5%	—	—	5%	15%	15%	—
considered same as whites; courteously consid.	14%	—	6%	14%	14%	16%	14%
no vacancy	1%	—	—	5%	—	—	—
wait for follow up.	2%	—	6%	5%	7%	—	—
~~up to tenants~~							
no policy	8%	—	6%	9%	—	15%	29%
no answer	16%	12%	19%	14%	14%	8%	14%

Rent × Policy regarding requests

*No. respondents	Total *	Down-town 1,2 (*8)	N-E. 10,12,13,14,18 (*25) *	S-E 21,22 (*4) *	mid-E. 5,6 (*3)	Lower S.W. 25,27,30 (*3)	S.W. 23,28,29 (*4)	N.W. 7,9,15,16 (*11) *	Suburbs 4,8 (*4) *
Do not rent to negroes. advise whites only	39%	13%	40%	75%	33%	100%	50%	27%	25%
After legislation	2%	—	—	—	—	—	—	9%	—
Consider cameas whites; courteously consider	13%	13%	17%	25%	—	—	—	—	50%
No vacancy;	3%	—	4%	25%	—	—	—	—	—
rents too high	2%	12%	—	—	—	—	—	—	—
Will let for follow up	2%	12%	—	—	—	—	—	—	—
Residents are opposed	6%	—	4%	—	—	—	—	18%	25%
No Answer	42%	50%	40%	—	67%	—	50%	64%	25%

Area (zone) x How request is handled. * multiple answers

	Total* 100% (33)	1-20 100% (6)	21-100 100% (6)	101-200 100% (7)	201-500 100% (6)	501-1000 100%* (6)	over 1000 100% (2)
Do not rent to negroes; advise whites only	21%	17%	16%	14%	33%	16%	50%
After legislation	3%	—	—	—	—	16%	—
Consider same as whites; courteously considered	18%	—	—	72%	—	16%	—
No vacancy; rents too high	6%	—	—	—	17%	16%	—
Wait for follow up	3%	—	17%	—	—	—	—
Residents are opposed	6%	16%	—	—	—	16%	—
No answer	42%	50%	67%	14%	50%	33%	50%

Units x how request is handled

*multiple answers

	Total 100%*	Under $70. (8) 100%	$70-90. (16) 100%*	$90-125. (21) 100%*	$125-150. (14) 100%*	$150-200. (13) 100%	$200+ up (7) 100%
Do not rent to Negroes. Advise whites only.	33%	50%	25%	29%	43%	31%	29%
After legislation	3%	—	—	—	7%	8%	—
Consider same as whites. Courteously considered	20%	—	6%	9%	14%	23%	14%
No vacancy.	4%	—	6%	9%	—	—	—
— Rent too high	3%	13%	6%	—	—	—	—
Wait for follow-up.	4%	—	6%	5%	7%	—	—
Residents are opposed	4%	—	6%	5%	7%	—	—
no answer	46%	37%	56%	52%	29%	38%	57%

*multiple answers

Rent × How request is handled

6c. How was it handled?

Total respondents 33	100%
Same as whites	18%
No Negroes; white only	24%
No Vacancy	6%
Rent too high	5%
After law only	3%
Wait for follow up	3%
~~Residents are opposed~~	—
No Answer	42%

7. As you know, some civil rights groups are demonstrating for open occupancy housing. Do you think that apartment house owners as a group should:

a) support open occupancy legis.	58%
locally	6%
metro	15%
state	58%
b) encourage voluntary desegregation by	33%
indiv. apart. house owners	12%
groups of owners within neighb.	12%
all owners in metro area	12%
c) Let each owner meet the situation in his own way when he is faced with the problem	36%
- No Answer	6%
(multiple ans) Total -	133%
Total Respondents	100%

	Total 100%	1-20 (6) 100%	21-100 (6) 100%	101-200 (7) 100%	201-500 (6) 100%	501-1,000 (6) 100%	over 1,000 (2) 100%
Local	6%	–	–	14%	–	–	50%
Metro	16%	17%	–	14%	–	33%	50%
State	61%	33%	33%	70%	66%	83%	50%
Legislation							
Indiv. owner	13%	50%	17%	–	–	–	–
Groups of Owners	13%	17%	–	28%	–	17%	–
Metro Owners	13%	–	–	42%	17%	–	–
Voluntary Des.							
Each owner in own way	39%	50%	50%	28%	50%	17%	–

number of Units × Means of Desegregation
(multiple Answers)

	Total	Downtown 1,2	North-East 10,12,13,14,18	South-East 21,22	Mid-East 5,6	Lower S.-tel. 25,27,30	South-tel. 23,28,29	North-tel. 7,9,15,16	Suburbs 4,8
	number of respondents →	8	25	4	3	3	4	11	4
Local Legis.	46%	—	16%	50%	33%	100%	25%	9%	—
Metro Legis.	77%	—	20%	50%	66%	100%	50%	36%	50%
State Legis.	*169%	37%	60%	100%	66%	100%	75%	63%	75%
Legislation									
Indiv. owner	38%	25%	16%	—	—	—	33%	18%	—
gps of owners	12%	12%	4%	—	—	—	—	—	—
metro owners	46%	37%	20%	—	—	—	—	27%	25%
Voluntary desegr.									
Each owner meet situation	89%	37%	44%	25%	—	—	66%	36%	25%

means of Desegregation preferred, by area (zones).

* Total is over 100% because of multiple zones.

	Total 100%	8 Under $70. 100%	16 $70-90. 100%	21 $90-125. 100%	14 $125-150. 100%	13 $150-200. 100%	7 $200+ up 100%
Local	7%	13%	6%	4%	7%	15%	—
Metro	14%	13%	13%	14%	21%	15%	—
State	67%	63%	69%	57%	71%	69%	72%
Legislation							
Indiv. owner	9%	13%	19%	9%	—	8%	—
groups of owners	5%	—	13%	4%	—	8%	—
Metro Owners	9%	—	6%	9%	7%	15%	14%
Voluntary Deseg.							
each owner in own way	37%	25%	31%	47%	28%	38%	42%

Rent × Means of Desegregation
(multiple answers)

7d. What other action do you suggest for the apartment house owners individually or as a group?

Total Respondents	100%
Defeat ordinances	6%
Use existing ordinances	3%
Legislation	18%
Treat all equally	3%
Study surrounding areas	3%
Desegregate if beneficial to community	6%
Educational programs	3%
Resist demonstrations	6%
Go on record in favor of legisl.	6%
only in large apts.	3%
Protect landlords; econ. int.	6%
Improve property	3%
Negroes should improve	3%
No Answer	33%
None	3%
(multiple ans.) Total	105%

33 respondents

8. Under what circumstances, if any, would you personally be in favor of racial desegregation of your apartments?

Total Respondents	100%
Tenant acceptance	12%
Legislation	46%
Economic subsidy by gov't.	3%
If benifit to community	3%
Voluntarily in same price + area	3
None, never	9%
Don't know	3%
No Answer	21%

9. Under what circumstances do you think racial desegregation of apartment units will occur in the Baltimore area?

Total Respondents	100%
As neighborhoods change	6%
Under politicians pressure	6%
After Civil Rights agitation	3%
Voluntary	3%
Legislation	58%
None	9%
Tennant/mass acceptance	6%
No Answer	18%

(multiple answers) Total 109%

10. What changes, if any, do you foresee for the apartment house market if racial desegregation occurs by ordinance or voluntary agreement?

Total Respondents	100 % (33)
Whites will vacate in great #.	12 %
Move to suburbs	9 %
No change by ordinance	21 %
Voluntary will cause re-segregation	6 %
only in low + middle income	3 %
economic loss, difficulty	15 %
Gradual acceptence under law	9 %
Disturbance, serious consequences	12 %
Boom - demand	6 %
Discourage individual control; hurt the industry.	12 %
No answer	12 %
Lower standards	3 %
(multiple answers) Total	120 %

	Total 33 = 100%*	1-20 6 = 100%*	21-100 6 = 100%	101-200 7 = 100%	201-500 6 = 100%	501-1000 6 = 100%	over 1000 2 = 100%*
Defeat ordinance	6%	33%	—	—	—	—	—
Use existing laws more	3%	—	—	—	—	—	50%
State or National law - govn rec-ord in favor of legislation	21%	—	33%	14%	17%	50%	50%
Treat all equally	3%	—	—	14%	—	—	—
In large buildings with strict rules	3%	17%	—	—	—		—
Study areas, desegregate if beneficial to community + whites want it.	9%	17%	—	14%	—	—	50%
Educational programs	3%	—	—	—	—	17%	—
Resist demonstrations + pressure	6%	17%	—	14%	—	—	—
Protect landlord, economic interests	6%	—	17%	15%	—	—	—
Improve property	3%	17%	—	—	—	—	—
Improve Negroes	3%	—	17%	—	—	—	—
No Answer, None	36%	17%	33%	29%	83%	33%	—

Units × action for apartment owners (* multiple answers)

	Total	Down-town 1,2 (8)	N-E. 10,12,13,14,18 (25)	S-E 21,22 (4)	Mid-E. 5,6 (3)	South S.E. 25,27,30 (3)	S.W. 23,28,29 (4)	N.W. 7,9,15,16 (11)	[illegible] 4,8 (4)
Defeat ordinance	1%	—	4%	—	—	—	—	—	—
Use existing laws more	18%	—	12%	50%	33%	100%	25%	9%	—
State or National law - government in favor of legislation	22%	12%	28%	25%	—	—	25%	18%	25%
Treat all equally	2%	—	—	—	—	—	—	—	25%
In large buildings with strict rules	1%	13%	—	—	—	—	—	—	—
Study areas, desegregate if beneficial to community + whites want it	6%	12%	8%	—	—	—	—	—	—
Educational programs	6%	—	—	—	33%	—	25%	9%	25%
Resist demonstrations + pressure	2%	—	—	—	—	—	—	9%	—
Protect landlord, economic interests	6%	—	8%	—	—	—	—	18%	—
Improve property	1%	—	4%	—	—	—	—	—	—
Improve Negroes	3%	13%	4%	—	—	—	—	—	—
No Answer, None	32%	50%	32%	25%	34%	—	25%	37%	25%

Area × action for apartment owners.

	Total 33 = 100% *	Under $70. 8 = 100%	$70-90. 16 = 100% *	$90-125. 21 = 100%	$125-150. 14 = 100%	$150-200. 13 = 100%	$200+up 7 = 100%
Defeat ordinance	3%	12%	6%	5%	—	—	—
Use existing law more	6%	13%	7%	5%	7%	8%	—
State or National Law - go on record in favor of legislation	27%	25%	25%	29%	36%	23%	14%
Treat all Equally	1%	—	—	—	7%	—	—
In large buildings with strict rules	1%	—	6%	—	—	—	—
Study areas, desegregate if beneficial to community + whites want it.	3%	—	6%	5%	—	—	—
Educational programs	2%	—	—	5%	7%	—	—
Resist demonstrations + pressure.	4%	—	7%	—	7%	8%	—
Protect landlord economic interests	5%	—	—	9%	7%	8%	—
Improve property	1%	—	—	5%	—	—	—
Improve Negroes	8%	12%	6%	4%	7%	7%	14%
No Answer, None	42%	38%	50%	33%	22	46%	28%

Rent x action for apartment owners

* (multiple answers)

	Total 33 = 100%*	Under $70. 8 = 100%	$70-90. 16 = 100%*	$90-125. 21 = 100%	$125-150. 14 = 100%	$150-200. 13 = 100%	$200+up 7 = 100%
Defeat ordinance	3%	12%	6%	5%	—	—	—
Use existing law more	6%	13%	7%	5%	7%	8%	—
State or National Law - go on record in favor of legislation	27%	25%	25%	29%	36%	23%	14%
Treat all Equally	1%	—	—	—	7%	—	—
In large buildings with strict rules	1%	—	6%	—	—	—	—
Study areas. de-segregate if beneficial to community + whites want it.	3%	—	6%	5%	—	—	—
Educational programs	2%	—	—	5%	7%	—	—
Resist demonstrations + pressure.	4%	—	7%	—	7%	8%	—
Protect landlord economic interests	5%	—	—	9%	7%	8%	—
Improve property	1%	—	—	5%	—	—	—
Improve Negroes	8%	12%	6%	4%	7%	7%	14%
No Answer, None	42%	38%	50%	33%	22	46%	28%

Rent x action for apartment owners

*(multiple answers)

	Total	1-20	21-100	101-200	201-500	501-1000	over 1000
	100% =33	100% =6	100% =6	100% =7	100% =6	100% =6	100% =2
Tenant, resident acceptance	13%	—	17%	29%	—	17%	—
Law, legislation	46%	50%	33%	29%	50%	66%	50%
gov't. subsidy to guarantee economics	3%	—	17%	—	—	—	—
If benifit to the community	3%	—	—	14%	—	—	—
voluntarily in same price range & area	3%	—	—	14%	—	—	—
none, never	10%	33%	—	—	—	—	50%
no answer, Don't know	25%	17%	33%	14%	50%	17%	—

Units × personally favor desegregation under what circumstances.

	Total 100% *	Down-town 1,2 (8)	N-E. 10,12,13,14,18 (25) *	S-E 21,22 (4)	Mid-E. 5,6 (3)	Lower S.W. 25,27,30 (3)	S.W. 23,28,29 (4)	N.W. 7,9,15,16 (11)	Suburbs 4,8 (4)
Tenant, resident acceptance	6%	—	4%	—	—	—	—	18%	25%
Law, legislation	58%	38%	48%	100%	67%	100%	75%	64%	50%
Govt. subsidy to guarantee economics	3%	12%	4%	—	—	—	—	—	—
If benifit to the community	3%	—	8%	—	—	—	—	—	—
Voluntarily in same price range + area	2%	—	4%	—	—	—	—	—	—
None, never	3%	12%	8%	—	—	—	—	—	—
No Answer, Don't know	27%	38%	36%	—	33%	—	25%	18%	25%

Area x personally favor desegregation under what circumstances

* multiple answers

	Total	Under $70.	$70-90.	$90-125.	$125-150.	$150-200.	$200+up
	100% =33 *	100% =8	100% =16 *	100% =21	100% =14	100% =13	100% =7
Tenant, resident acceptance	9%	—	6%	5%	14%	15%	14%
Law, legislation	50%	63%	62%	48%	57%	31%	29%
Govt. subsidy to guarantee economics	8%	12%	6%	5%	7%	8%	14%
If benifit to the community	1%	—	—	5%	—	—	—
Voluntarily in same price range + area	1%	—	—	—	—	8%	—
None, Never	4%	12%	6%	4%	—	—	—
No Answer, don't know	29%	13%	25%	33%	21%	38%	43%

Rent × personally favor desegregation under what circumstances.
* multiple answers

	Total 33 100%*	1-20 6 100%*	21-100 6 100%*	101-200 7 100%	201-500 6 100%	501-1000 6 100%	over 1000 2 100%
as neighborhoods change, as whites move out	6%	—	17%	14%	—	—	—
when politicians give into gain votes; political pressure	6%	33%	—	—	—	—	—
after agitation by Civil Rights Groups	3%	17%	—	—	—	—	—
Voluntary	3%	—	—	—	17%	—	—
after legislation	58%	50%	17%	86%	66%	50%	100%
Tenant-mass acceptance	6%	—	17%	—	—	17%	—
None - change to all colored	9%	17%	33%	—	—	—	—
No Answer. Can't say	18%	17%	33%	—	17%	33%	—

Units x Circumstances under which desegregation will occur. * multiple answers!

	Total	Down-town 8 1,2	N-E 25 10,12,13,14,18	S-E 4 21,22	mid-E 3 5,6	Lower S.W. 3 25,27,30	S.W. 4 23,28,29	N.W. 11 7,9,15,16	Suburbs 4 4,8
As neighborhoods change; as whites move out	100%*	100%*	100%*	100%	100%	100%	100%	100%	100%
When politicians gile in to gain votes; political pressure	2%	—	—	—	—	—	—	—	25%
After agitation by Civil Rights groups	3%	12%	4%	—	—	—	—	—	—
Voluntary	2%	12%	—	—	—	—	—	—	—
After legislation	6%	25%	4%	—	—	—	—	9%	—
Tenant-mass acceptance	61%	38%	60%	100%	67%	100%	75%	55%	50%
None-change to all colored	5%	—	4%	—	—	—	—	18%	—
No answer. Can't say	6%	25%	8%	—	—	—	—	—	—
	19%	12%	24%	—	33%	—	25%	18%	25%

Area × circumstances under which desegregation will occur. * multiple answers.

	Total 100%*	Under $70. 16 100%	$70-90. 21 100%*	$90-125. 14 100%*	$125-150. 13 100%*	$150-200. 13 100%*	$200+up 100%
As neighborhoods change; as whites move out.	5%	—	—	5%	14%	8%	—
When politicians give in to gain votes; political pressure	4%	13%	7%	5%	—	—	—
After agitation by civil rights groups	1%	—	7%	—	—	—	—
Voluntary	4%	—	7%	5%	7%	—	—
After legislation	52%	63%	56%	48%	50%	54%	43%
Tenant-mass acceptance	5%	—	7%	5%	—	8%	14%
None - change to all colored	13%	12%	13%	9%	14%	15%	14%
No answer; can't say	24%	12%	25%	29%	21%	23%	29%

Rent × circumstances under which desegregation will occur.

* multiple ans.

	Total 33 *	1-20 6 * 100%	21-100 6 * 100%	101-200 7 * 100%	201-500 6 * 100%	501-1000 6 * 100%	over 1000 2 * 100%
Slums; low standards	6%	—	16%	—	17%	—	—
Whites will vacate in large numbers to suburbs	21%	50%	16%	14%	17%	16%	—
no change; no change if by ordinance; very little	27%	—	16%	14%	33%	50%	100%
If voluntary re-segregation	6%	—	—	—	—	16%	50%
Economic difficulty; financial loss	12%	50%	—	—	—	—	50%
Slow, gradual acceptance	6%	16%	16%	—	—	—	—
Big, major disturbance; disaster;	12%	—	—	14%	33%	16%	—
Boom-demand	6%	—	—	29%	—	—	—
Discourage individual ownership; hurt industry	27%	50%	16%	72%	—	—	—
no answer; Don't know	12%	16%	33%	—	—	16%	—

Units × Changes if desegregation by ordinance or voluntary agreement.

* multiple answers

	Total	Down-town (8) 1,2	N-E (25) 10,12,13,14, 18	S-E (4) 21,22	mid-E (3) 5,6	Lower S.W (3) 25,27,30	S.W (4) 23,28,29	N.W. (11) 7,9,15,16	Suburbs (4) 4,8
	100%*	100%*	100%*	100%*	100%*	100%*	100%*	100%*	100%
Whites will vacate in large numbers to the suburbs	13%	50%	12%	—	—	—	—	9%	—
Slums, low standards	6%	13%	12%	—	—	—	—	—	—
No change if by ordinance; very little;	32%	38%	24%	75%	33%	100%	25%	27%	—
If voluntary-re-segregation	18%	—	12%	50%	33%	100%	25%	9%	—
Economic difficulty; financial loss	23%	13%	16%	50%	33%	100%	25%	18%	—
Slow gradual acceptance	8%	13%	—	—	—	—	—	27%	25%
Big major disturbance; disaster	13%	—	28%	—	—	—	25%	—	—
Boom-demand	5%	—	8%	—	—	—	—	—	25%
Discourage individual ownership; but industry	11%	13%	12%	—	—	—	—	18%	25%
No Answer; don't know	18%	—	16%	—	67%	—	50%	18%	25%

Area x Changes if desegregation by ordinance or voluntary agreement.

* multiple answers

	Total	Under $70.	$70.-$90	$90-125.	$125-150.	$150-200.	$200+up
	100%*	100%*	100%*	100%*	100%*	100%*	100%*
Slums. low standards	13%	25%	13%	5%	14%	8%	29%
whites will vacate in large numbers to suburbs	18%	13%	38%	9%	14%	15%	14%
no change; no change if by ordinance; very little.	28%	25%	31%	24%	43%	23%	14%
If voluntary-resegregation	9%	12%	6%	5%	14%	15%	—
Economic difficulty; financial loss	17%	25%	25%	9%	14%	15%	14%
Slow gradual acceptance	6%	12%	6%	5%	—	8%	14%
Big, major disturbance; disaster	28%	38%	19%	24%	21%	31%	58%
Boom-demand	4%	—	—	5%	7%	8%	—
Discourage individual ownership; hurt industry	17%	—	13%	19%	14%	23%	29%
No Answer; Don't know	10%	—	13%	19%	7%	8%	—

Rent × changes if desegregation by ordinance or voluntary agreement.

* multiple answers

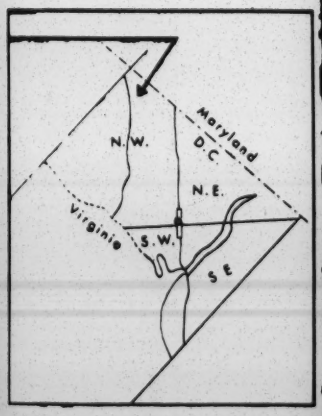
NEIGHBORS, INC., an association of citizens, invites you to live with Neighbors, in Northwest Washington EAST of Rock Creek Park.

THE

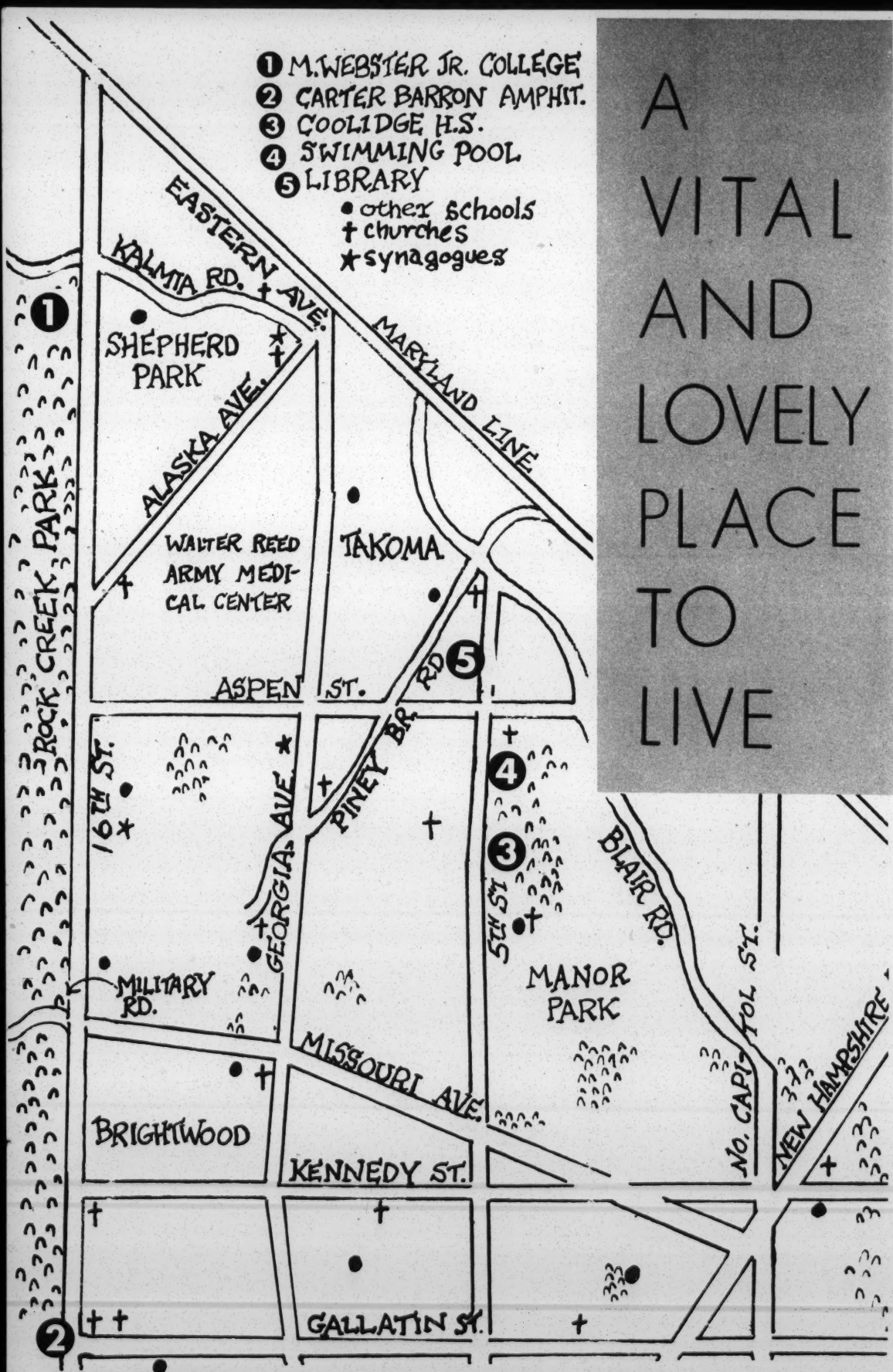
*In established, residential neighborhoods near good schools, express buses, stores and parks.

*On tree-shaded, city-served streets of homes in almost any style and any price range you choose.

*In one of Washington's finest family neighborhoods, enriched by the diversity of its ethnic, religious, racial and cultural groups.



A VITAL AND LOVELY PLACE TO LIVE



FOR INFORMATION ABOUT HOUSING, CALL RA 3-3311 / TA 9-0298

Neighbors Inc.

WHAT WE ARE --

NEIGHBORS INC. is a non-profit organization of residents in the Shepherd Park, Takoma, Brightwood, and Manor Park Areas, who are successfully demonstrating that stable property values and a cosmopolitan atmosphere can be maintained in integrated neighborhoods, enriched by the diversity of ethnic, religious, racial and cultural groups.

WHAT WE DO --

NI maintains a free Housing Information Service, helping both buyers and sellers. This encourages a normal housing market rather than panic selling.

NI cooperates with other groups seeking freedom of residence in the entire Washington metropolitan area.

NI works with other members of the community to see that area schools maintain their high academic standards and expand their curricula. The elementary, junior high and high schools in the Neighbors' area are among the finest in the district. NI was instrumental in helping to develop Paul Jr. High School's new "Democracy in Action" program with its blue-ribbon advisory committee of top-ranking Government leaders. This year, Takoma elementary school will be the Nation's pilot school for a Science curriculum introduced in the lower grades.

NI organizes constructive community activity for young people—Junior Neighbors, Community Singers, pre-school play groups.

NI organizes and conducts an annual Beautification Campaign with awards for lawns and gardens.

NI works to see that housing and health codes are enforced, that street repairs are made and traffic hazards eliminated.

Officers of Neighbors Inc., 1963-1964:

President	Dr. Robert C. Good
Vice President	Warren K. Van Hook
Treasurer	Charles M. Rodgers
Secretary	Mrs. S. J. Simmons

WHY NEIGHBORS INC. NEEDS YOUR MEMBERSHIP

All of us who live in the Neighbors Inc. area have benefitted from its work. We have seen our community turn into one that commands the attention of the President of the United States as a fine example of democracy in action. We are proud of our excellent schools, happy that property values are stable, comfortable in the general atmosphere of amicability and good will that has given our community a reputation for being the most interesting and vital place to live in the Nation's Capital.

But none of these things happened by themselves. Neighbors Inc. maintains an office with a paid staff—2 secretaries and 2 experts in community organization. Scores of dedicated volunteers run the Housing Service, the Book and Art Festival, the young people's groups, community forums. Our expenses include salaries, rent, postage, printing, publication of a monthly newsletter, publicity materials. And there is much more we would like to do.

Our yearly budget must be raised partly from special activities like the Book and Art Festival, partly by contributions from foundations. But mostly our existence depends on dues and contributions from our members. In addition, the foundations have indicated that their financial contribution depends on evidence of community support—measured in paid memberships. Your dues thus play a dual role—to support the work of Neighbors, Inc. and to gain additional support for our work from interested foundations.

A $2 family membership pays for putting your name on the mailing list, for printing and mailing you the monthly newsletter. Only 50 cents is left over for the work of the organization. Though Neighbors Inc. values a $2 membership as highly as it does a $100 membership, we urge you to think carefully about what this organization has meant and will mean to you and your children, and then to give as much as you can to insure its continued existence and to broaden the scope of its work. It's the cheapest "full coverage" housing insurance you can buy.

NEIGHBORS, INC.,

5802 GEORGIA AVENUE, N.W.

WASHINGTON, D.C. 20011

RANDOLPH 6-8954 RANDOLPH 6-3455

Urban Planning Project

SERVICES SERIES

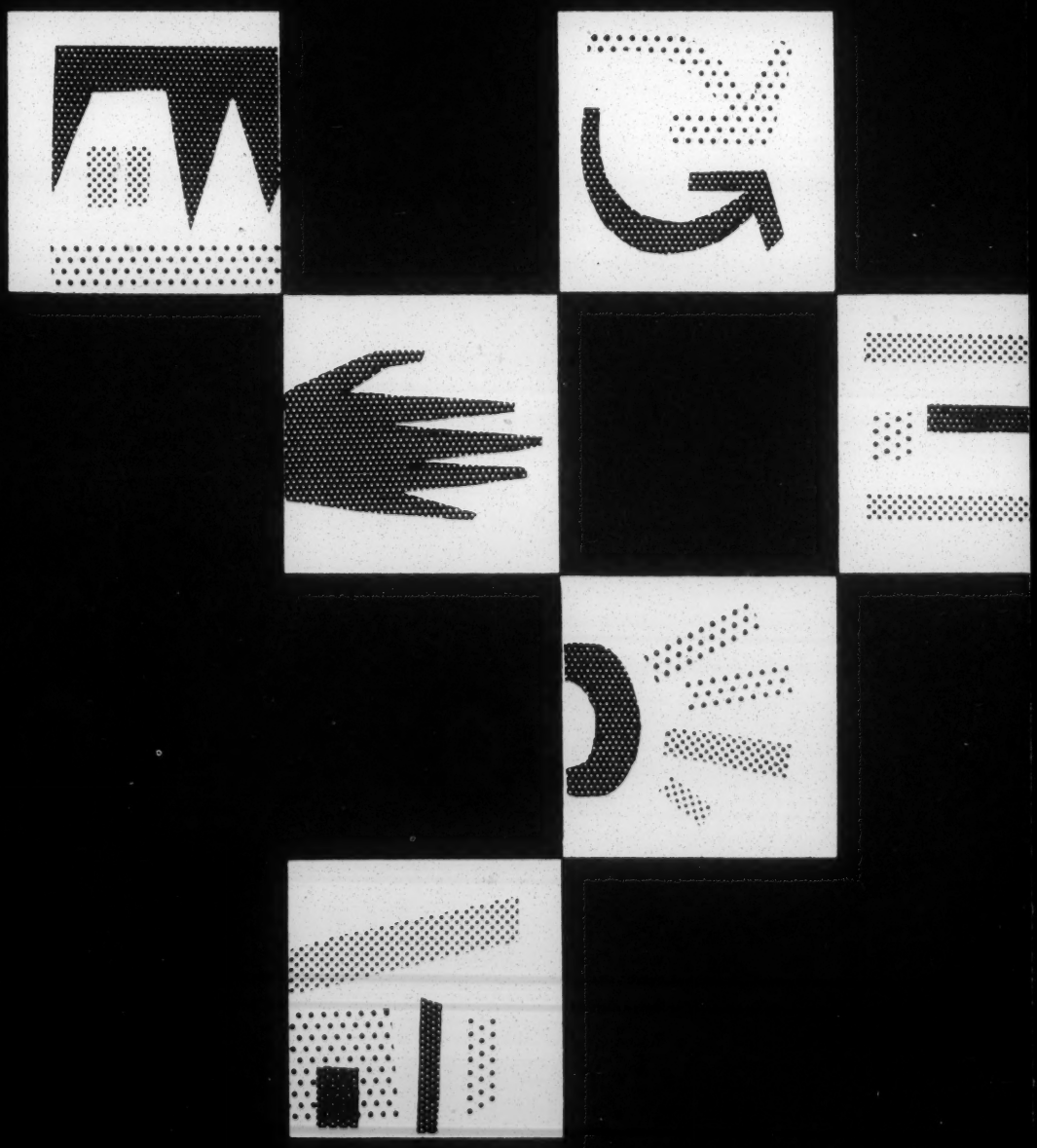
* BLOCK-BUSTING VS. NEIGHBORHOOD STABILIZATION WASHINGTON, D. C.

experience report 105

COMMUNITY RELATIONS SERVICE
U. S. CONFERENCE OF MAYORS

Well, I'm NOT moving!

your next move



Urban Planning Project

Your home in a changing city

A guide for community leaders to promote fair housing practices

Philadelphia, Pa.

CITY OF BIRMINGHAM ALABAMA

CONDENSED FINANCIAL REPORT

YEAR ENDING AUGUST 31,

1965

Official Seal
Birmingham, Alabama

Nat'l Planning Assn Looking Ahead
June 1966

Atlanta, Georgia

Major Indicators for United States, Regions, and 82 Metropolitan Areas

Area	Average Annual Rates of Change (Percent) Civilian Employment 1950-62	Civilian Employment 1962-75	Population 1950-62	Population 1962-75	Personal Income 1950-62	Personal Income 1962-75	Per Capita Personal Income (in 1960 constant dollars) 1950	1962	1975
UNITED STATES	**1.0%**	**1.8%**	**1.7%**	**1.5%**	**3.8%**	**4.2%**	**$1,826**	**$2,328**	**$3,263**
New England	**0.8**	**1.3**	**1.1**	**1.5**	**3.5**	**3.6**	**1,995**	**2,622**	**3,421**
Lewiston—Auburn (*Me.*)	...	1.7	...	1.1	...	3.8	...	2,207	3,088
Portland	2.0	1.9	1.3	1.7	4.0	4.5	1,826	2,505	3,566
Manchester (*N.H.*)	1.8	2.0	1.4	1.2	4.3	4.0	1,677	2,330	3,329
Boston (*Mass.*)	1.3	1.9	0.9	0.6	3.2	3.1	2,046	2,692	3,734
Lawrence—Haverhill	4.1	3.4	4.0	3.9	6.4	5.8	1,904	2,511	3,214
Lowell	1.0	3.9	2.0	5.1	4.3	6.9	1,727	2,266	2,855
Providence—Pawtucket (*R.I.*)	—0.1	1.5	1.0	1.7	4.0	4.8	1,656	2,333	3,471
Hartford (*Conn.*)	2.4	2.0	4.1	2.9	6.9	5.3	2,151	2,970	3,989
New Haven	1.3	1.3	1.9	1.6	5.4	4.4	1,996	2,992	4,223
New London—Groton—Norwich	...	2.9	...	2.3	...	4.1	...	2,619	3,293
Middle Atlantic	**0.7**	**1.4**	**1.4**	**1.4**	**3.2**	**3.7**	**2,154**	**2,686**	**3,621**
Albany—Troy—Schenectady (*N.Y.*)	0.8	1.1	2.3	1.3	4.3	3.7	1,892	2,393	3,217
Binghampton	2.1	3.1	3.8	3.5	5.9	5.9	2,057	2,610	3,522
Buffalo	0.6	2.6	1.5	2.7	4.6	5.7	1,842	2,639	3,803
New York—N.E. New Jersey	1.6	2.0	1.4	1.8	3.3	3.9	2,491	3,102	4,090
Rochester	2.5	2.2	3.7	2.3	6.7	5.3	2,131	2,991	4,335
Syracuse	3.2	3.4	4.6	3.5	7.5	6.6	1,804	2,496	3,658
Utica—Rome	0.7	2.2	1.5	2.3	5.3	6.1	1,406	2,172	3,478
Atlantic City (*N.J.*)	3.8	2.8	2.0	2.8	4.0	5.3	1,737	2,204	2,982
Trenton	1.9	4.3	1.5	4.1	3.8	6.7	2,177	2,845	3,944
Philadelphia (*Pa.*)	0.9	1.5	1.7	1.6	4.3	4.7	1,928	2,638	3,899
Pittsburgh	—0.3	2.2	0.6	2.0	3.6	4.9	1,865	2,674	3,847
Wilmington (*Del.*)	2.9	3.6	4.2	3.3	7.1	6.5	2,451	3,395	5,072
Baltimore (*Md.*)	2.0	2.8	2.4	2.3	4.7	4.9	1,895	2,467	3,446
Washington (*D.C.*)	2.5	2.9	3.2	2.6	5.1	5.6	2,453	3,050	4,453
Great Lakes	**0.6**	**1.6**	**1.6**	**1.4**	**3.3**	**3.9**	**2,033**	**2,476**	**3,368**
Cleveland (*Ohio*)	1.4	2.9	2.3	2.8	5.0	5.9	2,093	2,852	4,218
Indianapolis (*Ind.*)	2.2	2.8	4.6	2.6	7.1	5.5	2,218	2,946	4,259
Chicago (*Ill.*)—N.W. Indiana	0.7	1.6	2.0	1.9	4.4	4.8	2,331	3,071	4,421
Detroit (*Mich.*)	—0.5	0.6	2.0	0.7	4.0	3.2	2,147	2,710	3,741
Kenosha (*Wisc.*)	1.9	2.8	2.9	3.2	4.9	5.9	2,117	2,661	3,720
Milwaukee	2.2	3.0	3.0	3.3	6.2	5.7	2,056	2,959	3,995
Racine	1.1	2.8	2.6	3.4	4.6	6.1	2,028	2,551	3,568
Southeast	**1.0**	**2.0**	**1.5**	**1.3**	**4.2**	**4.6**	**1,238**	**1,712**	**2,605**
Norfolk—Portsmouth (*Va.*)	1.6	2.3	2.7	1.9	4.2	4.9	1,512	1,784	2,593
Huntington (*W. Va.*)—Ashland (*Ky.*)	0.7	2.5	0.4	1.3	4.3	5.5	1,260	1,995	3,395
Louisville	1.6	3.2	2.1	2.7	5.0	5.6	1,813	2,520	3,603
Memphis (*Tenn.*)	1.9	2.9	3.2	2.7	4.7	5.5	1,641	1,938	2,744
Charlotte (*N.C.*)	3.0	3.4	4.5	3.5	6.9	6.5	1,867	2,449	3,543
Winston-Salem	2.5	3.7	2.6	3.2	5.2	6.3	1,748	2,346	3,431
Columbia (*S.C.*)	4.0	3.8	5.7	3.8	8.5	7.4	1,307	1,779	2,769
Atlanta (*Ga.*)	2.9	3.9	4.0	4.0	6.9	7.3	1,816	2,528	3,799
Augusta	1.4	4.9	2.9	4.7	5.8	8.2	1,280	1,768	2,717
Ft. Lauderdale—Hollywood (*Fla.*)	...	8.7	...	6.6	...	9.9	...	2,327	3,493
Miami	5.2	5.1	6.0	4.7	7.9	6.9	2,043	2,543	3,303
Tampa—St. Petersburg	5.0	3.8	5.8	3.2	9.5	7.3	1,568	2,359	3,906
West Palm Beach	...	4.9	...	4.0	...	7.4	...	2,281	3,478
Birmingham (*Ala.*)	0.6	2.4	1.3	1.9	4.5	5.4	1,509	2,197	3,435
Jackson (*Miss.*)	3.2	3.6	4.2	2.8	7.1	6.8	1,437	2,004	3,267
New Orleans (*La.*)	1.5	1.8	2.7	1.5	5.6	5.0	1,584	2,208	3,416
Little Rock (*Ark.*)	1.6	2.7	2.1	2.9	5.4	6.3	1,453	2,122	3,268
Plains	**0.3**	**1.3**	**0.8**	**1.2**	**3.0**	**3.7**	**1,728**	**2,237**	**3,083**
Minneapolis (*Minn.*)	2.2	3.0	2.6	3.0	5.3	5.9	2,028	2,776	3,979
Des Moines (*Iowa*)	1.9	3.4	1.7	3.1	4.3	6.8	2,032	2,770	4,359
St. Louis (*Mo.*)	1.0	2.0	2.1	2.1	4.8	4.7	1,989	2,719	3,774
Fargo—Moorehead (*N.D.*)	...	3.0	...	2.4	...	4.2	...	1,796	2,251
Sioux Falls (*S.D.*)	1.2	2.8	2.0	2.8	4.6	6.1	1,928	2,592	3,952
Omaha (*Neb.*)	1.5	2.5	2.3	2.5	5.0	5.6	1,924	2,631	3,892
Wichita (*Kan.*)	3.4	3.9	5.3	3.2	8.4	6.7	1,708	2,407	3,713
Southwest	**1.9**	**2.5**	**2.4**	**1.7**	**4.2**	**4.7**	**1,578**	**1,964**	**2,859**
Tulsa (*Okla.*)	3.3	4.2	4.7	4.0	6.4	6.6	1,998	2,413	3,356
El Paso (*Texas*)	3.5	5.0	4.9	4.3	6.5	7.2	1,559	1,862	2,646

J

N.

A NON

CITY OF BIRMINGHAM ALABAMA

INDUSTRIAL CENTER OF THE SOUTH

ALBERT BOUTWELL
MAYOR

FROM THE OFFICE OF
W. C. HAMILTON
EXEC. SECTY. TO THE MAYOR
DIRECTOR OF PUBLIC RELATIONS

July 19, 1966

Miss Susan Bresler
Urban Planner
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta 3, Georgia

Dear Miss Bresler:

Thank you for your letter of July 15th, addressed to Honorable Albert Boutwell, Mayor of the City of Birmingham, Alabama, and your kindness in addressing copies to me and Mr. James Wright, Chief Planner for the City of Birmingham.

In your letter to the Mayor you made reference to the enclosure of a pamphlet descriptive of the organization and purpose of Southern Regional Council. This enclosure appears to have been omitted and we will appreciate, therefore, your forwarding a copy to my attention, since it is quite material that in municipal government, of a necessity, know with whom it is dealing in any given area of urban activity.

Since your project appears to deal fundamentally with public housing and urban renewal, should the occasion arise for a visit by you to the City of Birmingham, we believe that Mr. Wright will give you the fullest cooperation in obtaining pertinent information you desire. We are pleased to report that we enjoy the most harmonious and cooperative relationships with the agencies of the Federal Government at both regional and national levels, and that this situation has prevailed since the succession to authority of the present mayor-council system. Since most of the projects discussed in your letter, as well as intergovernmental relations, is a responsibility assigned to me as Public Relations Director of the City of Birmingham, your original letter to the Mayor has also been forwarded to my desk for

response which will account to you for any lack of response from the Mayor personally, or, at this stage, from Mr. Wright in his capacity as Chief Planner.

Sincerely yours,

W. C. Hamilton

W. C. Hamilton
Executive Secretary to Mayor
Public Relations Director

WCH:ar

CC: James Wright
Chief Planner

P.S. The pamphlet referred to in paragraph 2 of this letter was enclosed in your letter to the Mayor. It will, therefore, not be necessary for for you to send an additi onal copy to my attention.

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
600 NORTH TWENTY-FOURTH STREET
BIRMINGHAM, ALABAMA 35203

COMMISSIONERS
J. H. BERRY, CHAIRMAN
RUSSELL B. HARRIS, VICE-CHAIRMAN
DR. R. M. KIMBROUGH
JAMES CAMPBELL
ARTHUR D. SHORES

July 26, 1966

HUGH DENMAN
EXECUTIVE DIRECTOR

Miss Susan Bresler
Urban Planner
Southern Regional Council, Inc.
5 Forsyth Street, N. w.
Atlanta 3, Georgia

Dear Miss Bresler:

This is in reply to your communication of July 15, 1966, concerning the Southern Regional Council's study of planning, housing, and renewal in Birmingham and other cities.

We will be pleased to discuss Birmingham's housing and renewal programs with you should you visit the city in the future.

Yours sincerely,

Hugh Denman

HUGH DENMAN
Executive Director

CLL:mh

Fed prog official

nbhd org'n for u.r.
whether clearance
or rehab

residents should be
advised on how to
get an attorney to
help them with
the price on their pro-
perty

educational prog
for residents on
how to retain
their equity

preparation of edu-
cational materials:
evening classes w
nursery

send Frazier Haddix

— booklet
✓ a Home of Our Own

anything on plug ed for kids

Paris needs: (6)
hsg. low-cost
industry=jobs
retail shops

F.H. envision
HUD 90-10 aid
plus credits

H McCain
Real Estate
grd fl Masonic Temple
1630 N. Fourth Av
in a store front
406-08

W C Patton
" we've always a fight
with urban renewal "

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JOSEPH HAAS, COUNSEL

HAROLD C. FLEMING, EXECUTIVE DIRECTOR

Southern Regional Council, Inc.

ROOM 201, 5 FORSYTH STREET, N. W. ... GEORGIA

... 3-3764

A Council to attain, through research and action, the ideals and practices of equal opportunity for all peoples in the South.

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John D. Drew
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4 5th Ave & 16th St
N

Samuel O'Neill
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Same as
McCain

W.H. Holland
Cook Mrs. Drew

Southern Regional Council, Inc.

5 FORSYTH STREET, N. W. ATLANTA 3, GEORGIA

Atlanta 2-8764

Birmingham contacts: (205) 323-5431

✓ W.C. Hamilton, Executive Secretary to Mayor
Public Relations Director City Hall

1:30 pm call about seeing Hollins tomorrow at 9:00

✓ Hugh Dinman, Executive Director, Housing Authority 600 N. 24th St. / 324-0641

George Davis

✓ Jim Wright, Planning Director City Hall

✓ Mr. 401 Medical Center 1912 8th Av So. 324-9571

Dale Pub Bldg. ← Guy Tate, Administrator, Druid Hills Code Enforcement Project ~~City Hall~~
Richards 10:15 tomorrow (1230 N 25th St. "Operation Pride")

Vincent Townsend, Chairman, Operation New Birmingham 3615 Montiore Rd.

✓ Mr. Carr, CAP
1804 7th Av N 324-7691 rm. 510

424 N 16 ✓ Orzell Billingsley* all at 1630-4th Ave. No.
252-1104 Oscar Adams will be in Atlanta next week
Drew-Drury W.C. Patton 322-0708 out of town
~~Holland~~ ins
408 N 17 Arthur Shores on bd. (Pub Hsg & U.R.)
324-8817 1527 5 Av N 322-2511
✓ McCain Rev. J.E. Lowry, 1500 N. 6th Ave.
call back at 11:30
O'Neill

Nixon Chairman, Citizens Advisory Committee
1728 1/2 20th Ens Chairman, Subcommittee on Minority Group Housing
785-3168

1101 Vanderbilt Rd. Park West Jr
Norwood
Vincent Mezzara*
or his wife 322-3421

John N. Fuller, Arch MGS
712 S 22 St

Hollins
Zon bd 251-1286

booklet:

Jim Wright

Dale Richards ✓ & Home of Our Own

~~Wilbur~~ H. Hollins

24 - 10th Court W

H. Mc Cain ✓ & Home of Our Own

Orzell Billingsley

Dr Nixon

Vincent Mazzara ✓ several & Home of Our Own

SOUTHERN REGIONAL COUNCIL, INC.
5 FORSYTH STREET, N.W., ATLANTA 3, GEORGIA

July 15, 1966

Hon. Albert Boutwell, Mayor
City Hall
Birmingham, Ala.

Dear Mayor Boutwell:

Birmingham is one of six Southern Cities that the Southern Regional Council is studying in its Urban Planning Project. The project is possible through a grant from the Ford Foundation. The purpose of the Urban Planning Project is to study the progress of urban planning, housing, and renewal in the South.

The resluts of the Urban Planning Project will go to Federal agencies, legislative committees, and any other agencies that can help you provide better homes and neighborhoods in Birmingham.

Your city has problems:slum housing, little money, and racial tensions.

You're trying to do something about your problems: such programs as public housing, urban renewal, and anti-poverty.

We hope to help you: a favorable report that could mean more Federal funds for your city in the future.

Who are we? Southern Regional Council, a human relations research organization (please see enclosed pamphlet).

Until I can arrange to meet with you personally, please send me information about Birmingham. Also, who else would you suggest I contact to learn about your urban planning, housing, and renewal programs?

I look forward to visiting your city at your earliest convenience. And I hope to hear from you soon.

Sincerely yours,

(Miss) Susan Bresler
Urban Planner
Urban Planning Project

Birmingham, Ala.:

Hon. Albert Boutwell, Mayor
City Hall
Birmingham, Ala.

Mr. William Hamilton
(same as above)

Mr. Hugh Denman, Exec. Dir.
Birmingham Housing Authority
600 N. 24th St.
Birmingham, Ala.

Mr. James Wright,Dir.
City Planning Dept.
City Hall
Birmingham, Ala.

Mr. Guy Tate, Administrator
Druid Hills Code Enforcement Project
City Hall
Birmingham, Ala.

Miller, Stevenson, Baker, &
Steinichen
75 - 8th St, NE
Atlanta, Ga.

Mr. Vincent Townsend, Chairman
Operation New Birmingham
3615 Montrose Rd.
Birmingham, Ala.

Jefferson County Welfare Dept.
Courthouse
Birmingham, Ala.

Susan Bresler

Impressions-Birmingham-January 22-25, 1967

Background-Birmingham

I have as little background as anyone on the unhappy history of Birmingham. But even the newcomer couldn't miss the rows of small crowded shacks edging the city's industrial areas. And from any high place, see the puffing chimneys and smoky skies. Industries own vast tracts of land in and around the city.

Business must be good: Six new skyscrapers are going up, one of them a construction company, one a gas company. I sometimes think skyscrapers tend to make a city conscious (or guilty) of its image. At any rate, I heard someone here in the office saying Birmingham is now hiring a public relations firm to improve its image.

The mayor's assistant, who doubles as a public relations director, W.C. Hamilton, boasted that Birmingham has no suit with the Department of Justice on Title VII or Title II of the 1964 Civil Rights Act. He says before the act was signed, the city had distributed explanatory pamphlets to 6000 businessmen.

Hamilton complained that Negroes are not meeting up to their responsibilities because, when job training schools were suddenly opened to Negroes, they didn't come flocking to the doors. "Negro leaders have a responsibility to get the children to train for the newly open jobs and go after them."

Hamilton boasted of a 10 day seminar held in Birmingham for labor unions, employers, and Negro leaders. The rate of Negro improvement in income and education is faster than the whites'. "The root of the problem," Hamilton feels, "is the economic competition of unskilled white and Negro laborers." Later he says, "Income has very little to do with acceptibility," and, "You'd have trouble in hgiher priced apartments if Negroes moved in." That sounds inconsistent to me, I don't know about you.

Hamilton says the Negro community doesn't want integrated housing, only a place to live. Later, he mentioned neighborhoods in the city that were integrated. He mentioned that, under the freedom of choice plan, schoolchildren didn't apply to other schools, that they had merely wanted the right. Was there intimidation, I asked? Oh, no we didn't have any intimidation here.

Finally, I was to be taught that A.G. Gaston, Negro millionaire, based his business on segregation because he never sold insurance to whites.

Oh, yes, and just to cap things off, we have an explanation from Mr. Hamilton on why the public housing is still completely segregated. The problem, of course, comes from no demands by Negroes to move into white public housing or white neighborhoods. How about that!

Organization of the Negro community

What Negro community? What organization? That is not to say that neither exists, but I had trouble putting my finger on anything.

Vincent Mazzara, a white man who builds predominantly for Negroes, felt that A.G. Gaston, the millionaire, and John Drew, in real estate, would emerge as the rightful leaders of the Negro community in Birmingham. These two organized the Park West

urban renewal project, which I'll mention later.

Dr. John Nixon, head of NAACP in Birmingham and Alabama, says he's preparing to launch demonstrations against segregated public housing and against discrimination in urban renewal relocation practices. Wilbur Hollins, newly employed in relocation, devotes his free time, in the face of failing health, to voter registration. Birmingham is 35-40% Negro, but Negroes comprise only 20-25% of the voters. He says everytime he gets some Negroes registered, the whites try to register more. The Jefferson County Democratic Party is integrated. With the last elections of precinct committeemen, Hollins says, young people are in control.

Availability of mortgage financing evidently hasn't been a problem in the past ten years. Negroes were able to interest the Masons, with their assets of 8 to 10 million dollars, to make some investment in mortgage lending. Then, once the Negro insurance company got into the act, the white lenders took note of the market and made their mortgage money available to Negroes.

Wilbur Hollins became the first Negro on a Birmingham commission two years ago, when he was appointed to the planning commission. The only other Negro on a commission is Arthur Shores, who is on the public housing and urban renewal (one) commission. The mayor's advisory committee on relocation includes three Negroes.

Public housing and urban renewal

Of 5527 public housing units in Birmingham, 2270 are white, the remaining Negro. There are no integrated units; there have been no applicants of whites for Negro projects or Negro applicants for white projects. If there were? "We won't break any Federal law," says deputy director George Davis, once a tenant of public housing himself many, many years ago.

The smallest project in Birmingham is 200 units, the largest 910. One application office is entirely Negro-staffed. The other office is white except for the printer and a Neighborhood Youth Corps enrollee.

Community services for public housing tenants appear all-inclusive: kinderkarten for all the children (none is offered in city schools); day care; recreation; classes in sewing, ceramics, Bible, adult literacy, nutrition and kitchen care (in model kitchens), planned parenthood, and health and safety. There is a mobile library that makes the rounds of the 9 projects. Also, public health nurses and a visiting teacher. The community buildings for each project are leased to and run by the Park Board, YWCA, Methodist Board of Missions, Birmingham Baptist Association, and Community Chest.

The medical center and civic center urban renewal projects are presently involved with relocation. "Attitudes of separate housing prevail," says Wilbur Hollins, relocation director. Whites are still relocated into white neighborhoods; Negroes, into Negro neighborhoods. Standard relocation housing is supposed to be offered. But minimal standards are used and these may be liberally interpreted, which means people are perhaps being moved to other slums, which would be nothing new in Birmingham.

A.G. Gaston and John Drew formed the Park West committee, took their total clearance proposal to the mayor, and got their project moved from number 50+ to number 3. The goal of the project, I think is to build new moderate cost housing on low cost land.

"Operation Pride" is a code enforcement project, Federally-

aided. It's supposed to be the first of its kind, providing low cost loans and grants for building repairs. But there is a problem with state legislation preventing the city from turning over Federal relocation money (to move people from condemned buildings) to the city health department to dispense the money. The project is just starting. No loans have been made yet.

Code enforcement elsewhere in the city focuses on about 14 areas, 10 of them the city's worst areas (rental) and 4 areas that are about to decline. Real estate agents have been cooperative, says Dale Richards, Chief Housing Inspector. Where there is no agent, the city can condemn and vacate the property. The biggest problem is that retired and other people on fixed incomes can't afford the repairs. In such cases, Richards says, he extends their time limits for meeting the city codes.

A Federal requirement now puts relocation site offices in urban renewal areas a year before property acquisition begins. The local community action agency (War on Poverty), which is 50-50 white and Negro in Jefferson County, is supposed to coordinate its programs with the relocation site offices, also a Federal requirement. They have been in contact, by mail.

Much in the news and on the lips of Birmingham citizens have been the recent elections in 16 neighborhoods of advisory councils, which, in turn, choose representatives to the Jefferson County community action agency, called the Committee for Economic Opportunity. The 16 neighborhoods are target areas of disadvantaged people. Their representatives will make up the required 1/3 representation of the poor on the anti-poverty board. Jim Wright, Birmingham's Planning Director, called the neighborhood elections "the blind leading blind." He was equally unperceptive of local matters relating to the poor and to Negroes. Aaugh!

Biracial participation in anti-poverty meetings was the first interracial contact for citizens from such communities as Adamsville, Leeds, Warrior, Trussville, and Bessemer. So says the anti-poverty director, a Mr. Carr, graduate of N.Y.U. School of Social Work and formerly the Duane Beck of Birmingham.

Last year the school board wouldn't let Head Start children go to integrated or to white schools. So, Negro schools and churches were used. But the faculty and teacher's aides, for the first time were more than 1/3 white. The archbishop has given permission for the use of Catholic schools for the coming year.

There are 500 out-of-school Neighborhood Youth Corps enrollees, 75% of them Negro, working in biracial teams for city departments.

At the day care center in a Negro area, high income white children are brought from across town, since low income white parents won't send their children there.

Carr says his is probably the most integrated office in the city. (It is.)

Most of the city's vacant land is owned by industry. The housing authority has difficulty finding sites to build on. Land in more outlying areas is more difficult to build on, topographically, not to mention its inaccessibility. And the city doesn't seem interested in writing down the cost of renewal sites for builders of moderate cost housing.

Presently, the housing authority wants to build 1000 new units to help meet future relocation needs. The homebuilders are opposed, saying they could build housing just as durable, cheaper, and more

attractive if the city would just provide the low priced land.

Vincent Mazzara is among these homebuilders. He says he knows of sponsors who are interested in 221(d)(3) using rent supplements. He said the 16th St. Baptist Church (the one that was bombed) is interested sponsoring 300 units.

Mazzara feels that Negroes in the Birmingham area need their jobs upgraded. He says slum dwellers need training in how to keep up housing. He thinks big plants should be sold on the idea that better housing can mean better employees. The plants, after all, have the money and the land to put up housing.

He says there have been a few tests by Negroes of moving into white neighborhoods, but that, otherwise, Negroes prefer Negro neighborhoods.

Went to see Orzell Billingsley. He told me how he helped a group of people in Huntsville get $1000 and more increase on the offers for their homes in an urban renewal area. His share of the increase was 1/2 to 1/3.

Conclusions

There is a cycle of attitudes in Birmingham that feeds back on itself to the assured detriment of ever providing good housing eqally available to all. This despite the mayor and council's stated goal of "a decent, safe and sanitary home for every citizen." The cycle begins with a lack of commitment, a tokenism in the attitudes of city officials: Housing authority administrators still point to all Negro projects when suggesting possible choices for Negro applicants. W.C. Hamilton has produced a booklet on the government of the city of Birmingham that is to be distributed to school libraries and made available for purchase. And possibly the school board will offer a course, using the booklet. But the booklet is mechanical, slanted, verbose, and dull. A token effort in the face of a critical need.

Code enforcement is understaffed and underfunded. Code enforcement officials take no interest related programs or the related needs of families living in substandard housing. Relocation is an afterthought program, not geared to first providing the housing, but rather, geared to first getting the urban renewal land. Low cost housing programs outside of public housing haven't even been investigated by the city.

The result of this lack of commitment is most assuredly a lack of information on housing issues. And with this lack of information, the taxpayer feels he doesn't want to subsidize somebody else with a housing program. And with this lack of understanding, we get right back to a lack of commitment all over again.

The role of the Federal government can be seen very clearly in Birmingham. Were it not for the Workable Program requirement, the city's code enforcement program that began in 1958 would probably not exist. The absence of Federal policy can also be seen. It explains why the public housing is still segregated.

Finally, better housing, neighborhoods, and communities require so much education that the average citizen, much less the average school student, never gets. Who understands zoning? Who's ever heard of many of the Federal programs, much less knows how

they work?

You don't pick up these things on your own any more than you pick up good driver training, except by sheer luck. Most of us live in cities these days and pay taxes to support the city services we depend on. Yet, we so little understand how our city operates. Is it any wonder we have slums, traffic problems, and smog, when most of our ideas and information about city living come from tv commercials and magazine ads!

JEFFERSON COUNTY
DEPARTMENT OF PENSIONS AND SECURITY
P. O. BOX 1970
BIRMINGHAM, ALABAMA 35201

MAIN OFFICE:
2020 - 8th Ave. North
BIRMINGHAM, ALABAMA

BESSEMER BRANCH
1919 CAROLINA AVENUE
BESSEMER, ALABAMA

July 26, 1966 IN REPLY REFER TO:

Miss Susan Bresler
Southern Regional Council, Inc.
5 Forsyth Street N. W.
Atlanta, Georgia

Dear Miss Bresler:

In reply to your recent request for information about the Jefferson County Pensions and Security program, I am enclosing a copy of our last annual report. I hope it will be helpful.

Sincerely yours,

A. H. McDanal,
County Director

AHMcD/mn

Enclosure

FACTS AND FIGURES ON PENSIONS AND SECURITY

WHERE: Jefferson County—Report of Department of Pensions and Security, Birmingham, Alabama, 1964-65

THE AGENCY: **Jefferson County Department of Pensions and Security**

Address: 2020—8th Avenue, North
Birmingham, Alabama 35203

Telephone: 322-3441

THOSE WHO SERVE YOU: **Director** — A. H. McDanal

Supervisors

James Beasley	Gilmore Jennings	John S. Macpherson
Mrs. Geneva Boston	Mrs. Ethel Harless	I. N. McCluskey
Mrs. Elizabeth Compton	James T. Kemp	Mary Thomas
Mrs. Julia Cunningham	Mrs. Ruth Kimbrough	Mrs. Mildred Traywick
Jane Greene	Mrs. Maudine LeVerett	Dorothy Underwood

Child welfare workers, pension counsellors, clerical and Food Stamp employees comprise the rest of the staff.

THE BOARD THAT GUIDES THEM: Grover S. McLeod, Birmingham, Chairman

Dan R. Houston, Birmingham, Vice-Chairman
Bettie Gross, Birmingham
Sam Hall, Tarrant City
Mrs. R. L. Houston, Birmingham
Col. H. P. Lipscomb, Bessemer
Mrs. H. P. Thetford, Birmingham

The Why of Pensions and Security

We have a public welfare program in our democratic society because of human need and problems, conditions that do not correct themselves. Alabama's public welfare program is administered by the Department of Pensions and Security. There is a State office in Montgomery with 67 county departments to reach people in their home communities.

It has been demonstrated that want and dependency are often due to factors beyond individual control—involuntary unemployment, old age, disability, widowhood, desertion, etc. When the Federal Social Security Act was first passed in 1935, provision was made for an insurance program against such predictable hazards as some of those cited above, and for an assistance program to bridge some of the gaps when unmet need remained.

During the past fiscal year new social security programs—among them OASI medical care of the aged—were established. These will affect some of the persons served by the Department of Pensions and Security when they begin operation. Also some changes may be made in present public assistance programs.

Over-all, however, the Department of Pensions and Security continues, within existing law, policy, and funds, to meet economic need, to provide essential social services, to participate in community activities to prevent need and promote human betterment, and to carry forward a broad range of specific public and child welfare functions. The county department, under supervision of the State Department, administers the program locally. Operation must conform to Federal and State laws and policies.

On the following pages are summarized various areas of responsibility, with an effort made to clarify points not easily understood by the general public. If you have other questions, call, write, or visit your county department. Your comments are invited.

WHY: Human Need and Problems

Old Age Pensions and Medical Assistance for the Aged

Other than age 65, a major requirement for an old age pension is financial need according to agency standards. By standards is meant the amount the agency can allow for such items as food, clothing, shelter, etc. All of an old person's income must be considered, including social security. When need exceeds "income", the person may be eligible for a pension if he meets other requirements. There is a limit on the value of a homestead and resources. Each case is considered on an individual basis, so the amount of the pension received varies from the $10 minimum to the $75 maximum money payment except in personal care homes.

Additional amounts are allowed pensioners in personal care homes and vendor payments can be made to licensed nursing homes for pensioners when physicians determine such care is needed and the Department has helped plan for care. Again, there are limits and rules governing use of the pensioner's own resources. It is sometimes possible for an old person to qualify for a pension if he requires nursing home care when otherwise he would not be eligible.

Pensioners and certain other needy aged eligible for Medical Assistance to the Aged may receive hospital care for acute illness or major injury up to 30 days per year. Certain post-hospital physicians services are allowed as well as quarterly visits of physicians to pensioners in nursing homes. These are vendor payments.

Aid to the Permanently and Totally Disabled and Aid to the Blind

Adults in economic need by agency standards may qualify for aid to the permanently and totally disabled if they have a permanent impairment that is totally disabling and for aid to blind if blind. Many persons who are disabled for their usual occupation cannot qualify for aid to the disabled. Needy blind persons are allowed an exemption for income earned from a current job but not for such income as social security.

Aid to Dependent Children

Aid to dependent children is designed to preserve family life through assistance to children who have lost parental support by reason of death, disability or absence. There are never two able-bodied parents in such homes and a single able-bodied parent is expected to work if suitable plans can be made for the children and a job found. Furthermore, a parent-substitute in the home is expected to support the children if he has the privileges of a husband regardless of whether they are his children or whether he is married to their mother.

Policies emphasizing support from parents and increased social services and rehabilitative efforts for those families have led to a substantial reduction in the caseload. Disability of the father represents the reason for need in more than one-fourth of the ADC families.

Specific plans of service in ADC are developed with an analysis of needs and guides for meeting them. Here lies the highest potential for rehabilitation. (See other services below.) Other people, however, are also offered services (within limits of large caseloads and available staff) as the need arises for such services.

Social Services to Families and Children

The county department of pensions and security is, among other things, the largest single referral agency in the county. A part of the broad program of social services is locating resources and directing people to them. It is the responsibility of the county department to know what is available and how the individual should proceed to benefit from it.

By law the Department must provide service to any child in need of care and protection, including those in their own homes and those who must be removed from their homes. The agency counsels with parents concerning children who have behavior and health problems; helps young unmarried mothers with plans for themselves and the child; arranges for day care in a licensed facility for the child whose parent must work or seeks work, providing in some cases payment for the cost of such care; receives and investigates complaints of neglect and

suspected child abuse, working toward rehabilitation of the home and providing care for the child outside the home.

Children are cared for by the Department in licensed boarding foster homes and plans made for children in licensed child-caring institutions when a parent cannot provide a home or the court removes custody from parents. The county department investigates applications to adopt children and works with the State Department in placing children in adoptive homes. The county department also investigates adoption petitions filed in the probate courts.

The county department works with the juvenile court to serve delinquent children. The agency participates in community planning in behalf of children to carry out the objective of a fair opportunity in life for every child.

Emergency Welfare Services in Civil Defense

The county department has primary responsibility in this area in cooperation with Civil Defense authorities. Lodging plans are generally developed first. Other facets of this task, which follow, include food, clothing, registration and inquiry, and social services. Volunteers are needed to help with lodging surveys and to become trained for emergency welfare assignments.

Summary

The county department is the center of public social welfare services in the county. It is supported by tax dollars and its doors are open to every citizen, especially those in need or in trouble. It is important for the general public to know what the department can and cannot do, what supplementary services are needed, and how public support can strengthen the public welfare program of the Department of Pensions and Security. Ways must be found to bridge existing gaps and meet needs now unserved.

JEFFERSON COUNTY

1964-65 PENSIONS AND SECURITY EXPENDITURES

		State and Federal Funds	Local Funds	Total
OLD AGE PENSIONS:	Money Payments	$8,767,364.00	$ 1,836.50	$8,769,200.50
Vendor Payments	—Hospitalization	544,935.23		544,935.23
	—Nursing Homes	1,367,653.00		1,367,653.00
	—Physicians	5,224.00		5,224.00
AID TO BLIND:	Money Payments	197,347.00	30.00	197,377.00
Vendor Payments	—Nursing Homes	21,567.00		21,567.00
AID TO DEPENDENT CHILDREN:	Money Payments	1,360,042.00	665.10	1,360,707.10
Vendor Payments	Foster Family Care			
AID TO PERMANENTLY & TOTALLY DISABLED:	Money Payments	729,849.00	1,348.34	731,197.34
Vendor Payments	—Nursing Homes	231,193.50		231,193.50
AID TO CHILDREN IN FOSTER CARE:		138,352.00	7,409.59	145,761.59
TEMPORARY AID:		1,612.50	214.38	1,826.88
MEDICAL ASSISTANCE FOR THE AGED:				
Vendor Payments	—Hospital	100,123.69		100,123.69
	—Physicians	162.00		162.00
Cuban Refugees:				
Family Day Care:		2,261.00		2,261.00
Day Care Center:		12,743.00		12,743.00
Confederate Pensioners:		12,600.00		12,600.00
Medical Care — ACFG—Wards:		4,729.16		4,729.16
Other:			9,823.09	9,823.09
Miscellaneous:			8,143.95	8,143.95
Administration:		672,171.28		672,171.28
TOTALS		$14,169,929.36	$ 29,470.95	$14,199,400.31

FOOD STAMP PROGRAM

Jefferson County participated in the Food Stamp Program during 1964-65. Assistance recipients and other needy purchased stamps in an amount about equal to their normal food purchases and received bonus stamps free. The local governing body pays the cost of operation with some Federal reimbursement. Participants in the county last year totaled 12,997 of whom 5,170 were assistance recipients. Free stamps were valued at $1,076,210.00 and the total at $1,845,124.00

JEFFERSON COUNTY

September 1965

Category	Number of Cases Receiving Payment and Amount of Payments		
	No. of Cases Rec. Payment	Total Payments	Average Payment
TOTAL*	17,774	$1,130,371.41	$63.60
Old Age Pensions**	13,377	896,207.88	67.00
Aid to Blind**	269	19,174.00	71.28
Aid to Permanently and Totally Disabled**	1,522	80,387.80	52.82
Aid to Dependent Children: Families	2,204	111,922.80	50.78 Per Family
Eligible Recipients	9,457		11.83 Per Recipient
Aid to Children in Foster Care	348	11,646.96	33.47
Temporary Aid	10	125.00	12.50
Medical Assistance for the Aged***	20	9,815.97	490.80
Aid to Children Receiving Day Care	37	1,091.00	29.49

*In instances where a recipient receives more than one type of public assistance, he is counted only once under **Total Number of Cases Receiving Payment.**

Figures for September for **Old Age Pensions include vendor payments from State and Federal funds of $116,695.00 for 790 recipients for nursing home care, $45,257.18 for 126 recipients for hospital care, and $380.00 for 76 recipients for physicians' services; and $1,493.00 for 10 **Aid to Blind** recipients and $19,010.00 for 139 **Aid to Permanently and Totally Disabled** recipients for nursing home care.

***Includes vendor payments from State and Federal funds of $9,815.97 for 20 recipients for hospital care.

Council OK On Housing Funds Asked

$92,500 Sought For Low-Rent Project Study

City Council has been asked to approve a request by the Housing Authority of the Birmingham District for an allocation for 1000 units of low-cost housing.

In a letter to Mayor Albert Boutwell and members of the Council, Hugh Denman, executive director of the HABD, said $92,500 is being sought for surveys and planning on the public housing project.

Need for the housing, Denman said, is brought on by the dislocation of persons caused by the planned expansion of the University of Alabama Medical Center, the proposed Park West project.

Denman said dislocation that would be caused by the proposed Civic Center can probably be taken care of by existing housing.

Serious Problems

But, he said, the Housing and Urban Development Regional Office has informed him that "any further urban renewal projects would appear to present serious problems of relocation of low-income families."

Medical Center expansion would displace an estimated 996 families and 700 individuals, Denman said.

"According to our survey, 661 of the families appear to be eligible for public housing," he added.

In Park West, the future displacement of families is estimated to be 500 to 600, he said.

Of the 1000 units the HABD feels it needs for the two projects, 200 will be for the elderly, Denman said.

Adopted Resolution

Denman said the HABD's Board of Governors adopted a resolution approving the request.

"It is necessary for the City Council to pass a similar resolution in order to have an allocation of these units set aside for our future use when needed," Denman said.

"This request for an allocation does not mean that we will start building these units until the city and our Board of Governors give further approval," he said. "In other words, it will be necessary to come back to the city for specific permission to build units in a specific location."

The council's public housing and urban renewal committee will study the HABD recommendation.

1,000 LOW-COST HOMES

Council approval bid for housing units

BY LOU ISAACSON
News staff writer

Housing Authority of the Birmingham District has asked city officials to support efforts to obtain an additional 1,000 low-cost public housing units in connection with three urban renewal projects now under study.

The projects include urban renewal plans for the Civic Center development on northside, Park West just west of City Hall and the proposed expansion program for University of Alabama Medical Center in Birmingham.

REQUESTS FOR approval by the city came in a letter from Hugh Denman, Housing Authority secretary-executive director, to Mayor Albert Boutwell.

The mayor's office sent copies of Denman's request to City Council members who today referred the matter to the Council's committee on public housing and urban renewal.

Denman is asking City Council to adopt a resolution approving an application for the low-rent housing and a preliminary loan application of $92,500 from the local authority to the Housing Assistance Administration.

Denman said the preliminary loan would be used for surveys and planning in connection with low-rent housing projects not to exceed 1,000 dwelling units.

DENMAN TOLD city officials that the allocation for the 1,000 housing units would include 200 for the elderly.

He said that a current survey of the Civic Center urban renewal area shows that 109 families living in sub-standard housing would be eligible for public housing.

He said the Medical Center expansion program planning indicates a displacement of 996 families plus 700 individuals and further shows that 661 of the families involved appear to be eligible for public housing.

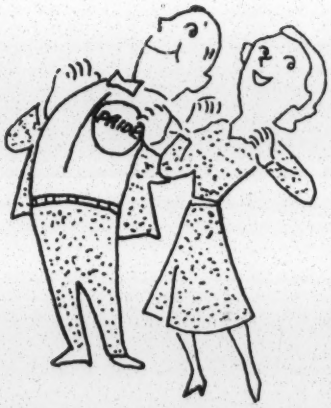
Denman said the feasibility survey being conducted in the Park West area shows an estimated future displacement of some 500 to 600 families.

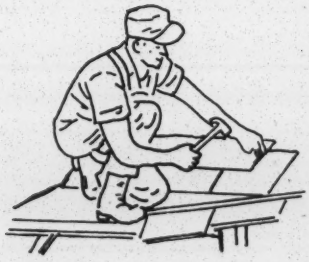
DENMAN SAID the Housing Authority's five-member Board of Commissioners already has passed a resolution approving the filing of an application for an allocation of the 1,000 units and the preliminary loan.

He emphasized that City Council approval is necessary in order to have an allocation of the units set aside for future needs.

Denman pointed out that construction of the units could not start until the city and board gets further approval and the city okays specific locations for the units.

LET'S TALK ABOUT "OPERATION PRIDE"





PUBLISHED BY THE CITY OF BIRMINGHAM, ALABAMA
THE JEFFERSON COUNTY HEALTH DEPARTMENT
AND THE U.S. GOVERNMENT
IN CONJUNCTION WITH THE
NORWOOD IMPROVEMENT ASSOCIATION

W H Hollins

member of planning commission - 2 yrs ago
1st Negro on a commission

Arthur Stores only other Negro on a commission - Hsg.

my Concern is with the top city Officials

Mayor-council form much better than commission
at-large elected

mayor's adv com on relocation
3 Negroes 9 members
chaired by realtors

meet monthly

med center
civ center
op pride
Park West S&P

groups of citizens expressed interest to city; they wanted to protect their property

homebldrs favor rent suppl's

sewers are a nightmare

topo expensive to build on

relocation staff
3 soc wk's

5 Negro real estate co's

15 licensed realtors

large mason org'n $8-10 M. into mortgage lending

Negro insurance co's

Cit Fed Sav & Loan
then white co's came around
1955 - 56

wage fluctuations hit contractors

code enforcement
no loans made yet
project just starting

over →

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ALBERT W. DENT, VICE-PRESIDENT
JOSEPHINE WILKINS, VICE-PRESIDENT
RUFUS E. CLEMENT, VICE-PRESIDENT AND CHAIRMAN, EXECUTIVE COMMITTEE
JOSEPH HAAS, COUNSEL
HAROLD C. FLEMING, EXECUTIVE DIRECTOR

Southern Regional Council, Inc.
ROOM 201, 5 FORSYTH STREET, N. W. ATLANTA 3, GEORGIA
JAckson 2-8764

A Council to attain, through research and action, the ideals and practices of equal opportunity for all peoples in the South.

B'ham 35-40% Negro 20-25% of voters

OFFICE OF THE PRESIDENT
RIP RAPS PLANTATION
MAYESVILLE, SOUTH CAROLINA

pub hsg
takes pressure
takes votes

Jeff Co. Dem Party integrated
precinct committeemen
young people in control
has been working on voter registration
we need voters of like
minds vs. blockvoting.

city
should do better public
relations, hold more
meetings

"I think they've done a
marvelous job"

(city gov't)

should encourage
people to take
initiative

but should lead
first

relo site office
-there a year early (before acquisition)
now a gov't regulation

Negroes - last 2-3 yrs.

state
problem with legislation
holding up city from
turning over Federal
relocation money to
Health Dept. to
disperse the money

rehab more popular
than clearance U.R.

it's going a little slow

nasty fight over medical center prog.
from real estate / investment
interests

George Davis - Hsg auth

~~55~~ 27 units
2270 W
22 ~~50~~ Negro

no integrated units
no " applicants

"we won't break any Federal law"

Miss ~~Vnobys~~ Moebes
Serv's

com'y bldgs for ea proj.

leased to:
Pk Bd 3
YWCA 1
Meth Bd of Missions 3
B'ham Bapt Assn 1
Com'y Chest 1

rec'n
day care
kindergarten
classes:
sewing
ceramics
Bible
adult literacy
nutrition-kitchens
planned parenthood
health & safety
Food & Drug Adm
mobile library
pub. health nurses
visiting teacher

soc. ag'ys feel they couldn't reach people if they were scattered around the city

small turnover

probs - turn away applicants
credit
morals
under income

proj. staff & relocation staff help over-income families

applicant files
open to social agency
authorized group

200 U.C.
smallest proj.

as lg as 910

1-5 bedrm.

white
staff - NYC enr
printer

other office - all Negro

land difficult to find
Steel Co. holds vast amounts of vac. land

don't yet have reservation of land to relocate people in public hsg; other relocation resources already planned

U.R. 2 public proj's
medical expan'n
civic center

252
Wilbur Hollins
relocation
Medical Center
1426 - 10th Ave S

Housing auth
asked for 1000 units
200 of them for elderly

would be good if they (applicants) could graduate into duplexes in other neighborhood

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Comm for Econ Opp'y

Mr. Carr, Dir. Jeff. Co. (~~Ind~~)
masters NCSW sch of soc wk

Homebuilder's Associa'n
opposes pub. hsg. bid
wants to build them

sch. bd. wouldn't let
Head Start children go
at integrated or white
schools

Negro schools and
churches used
faculty — 1st time —
1/3+ were white
same for teacher's aides

this year - hope to use
white Catholic schools,
got permission from
archbishop

500 out-of-school NYC's working
75% Negro - 25% white
a new experience for
city-employed supervisors
as well as young people

day care center in Negro area
high income white children
go over there, low
income white children
(parents) won't go

OFFICE OF THE PRESIDENT
RIP RAPS PLANTATION
MAYESVILLE, SOUTH CAROLINA

elections of members →
send reps to bd (1/3 poor on bd.)
16 nbhd adv councils
in target areas of dis-
advantaged people

mayors, ministers, labor
leaders, bi-racial
participation — for
many communities
this was the first
interracial contact
Adamsville
Leeds
Warrior
Trussville
Bessemer

office probably
most integrated
in city

ACCJ integrated
soc workers

Jim Wright, Plng Dir.

economic expansion
6 new skyscrapers
constr co / gas co.

blockbusting
stupid

recent nhbd elections
" the blind leading the blind"
nhbd chairmen elected and to be paid

Mr. Carr CAP dir.

big city Negroes voted Wallace, Democratic

Carlton Lowe - in charge of urban renewal

city government booklet:
distributed to ~~students~~
school libraries

indexed for general use

will be available for purchase

Bd. of Education may offer course

to ease the regimentation & institutionalization

pub hsg
need to mingle people in standard nhbds

real estate is interested in rent suppl's

effort needed to acquaint builders with demand

low-cost hsg on low-cost land would have to be at periphery of city

church is the key to dealing with the hypocrisy of "loving your neighbor"

lowest $2.92/hr ave wages for common laborer
high $125/wk 5 yrs ago
strenuous work available

unemployment — 10.9% Nov '66
employment on the upsurge in B'ham
mfg - durable goods
Labor Market News
Oct '66 B'ham area
male labor force Jeff Co 1/3 NW

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RIP RAPS PLANTATION
MAYESVILLE, SOUTH CAROLINA

Dale Richards, Chief Hsg Inspector — part of dept. of sanitation

scheduled code enforcement for whole city from last year to 1975

worst areas - relocation staff relocates first primarily rental property white and Negro

trying to prevent decline in 4 areas out of about 14

Operation Pride

Federal funds

loans and grants for rehabilitation

some public improvements

hsg code adopted 1957

mill villages built for employees ← enforcement began 1958

rest of city

no assistance to those who can't afford repairs

esp. retired on fixed income

extend time limits

tenants complain when landlords raise the rents (after making repairs, additions)

real estate agents cooperative

where owner not using agent property can be condemned and vacated

once inspectors post, people stop paying rent - this pushes landlords

complaint in areas not under enforcement

only enforce worst repairs

agreement with real estate agents

negro contractors get the business

W.C. Hamilton

Title VII and Title II

no suit w Dept. of Justice
pamphlet explaining to 6000 businesses before act signed
Negro leaders have a responsibility
to get the children to train for
the newly open jobs and go after them

self-education

10 day seminar 9-4 labor unions
employers
Negro leaders

rate of Negro improvement in income
and education faster than white

root of prob
economic competition of unskilled
white & Negro laborers

Negro com'y doesn't want integrated hsg
just wants a place to live
schoolchildren didn't apply to other schools
- they wanted the right

AG Gaston - business based on segregation
never sells ins to whites

income has very little to do with
acceptability

221 (d)(3)
B'ham Homebuilders some Negro
Geo E. Perkins some white

problems from
no demands by
Negroes to move
into white public
housing or
white neighborhoods

CAC's are
50-50 Negro-white

Negroes haved moved into
white neighborhoods
whites moving in

e.g.
College Park

over →

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MAYESVILLE, SOUTH CAROLINA

you'd have trouble in higher priced apartments
if Negroes moved in

W.H. Hollins cont
attitudes of separate hsg prevail
whites relocated into white nbhds
Negroes " " Negro "

Carlton Howe:
liberal
knows Fed forms

open pride
College Hill

integrated
↓
points to a trend

university people interested

H. McCain

Orzell Billingsley

{ property owners in UR areas make a mistake & go ahead and sell

should organize and get an attorney

{ wasn't a single client in Huntsville who didn't get a raise

owner should refuse city offer, should appeal court offer, go to jury

severance damage

organization can put up a retainer, then attorney gets 1/2 to 1/3 of raise, no raise, no fee

some people can get replacement cost

people don't know what they can get

attorney can pressure Federal official for equitable remuneration

problem of no Negro appraisers - real estate agents white agents don't know how to appraise Negro property

Negro property cost more in the first place

People don't realize the Fed prog's that exist

need training for slum dwellers in keeping up hsg

doesn't feel blockbusting is a serious prob in B'ham

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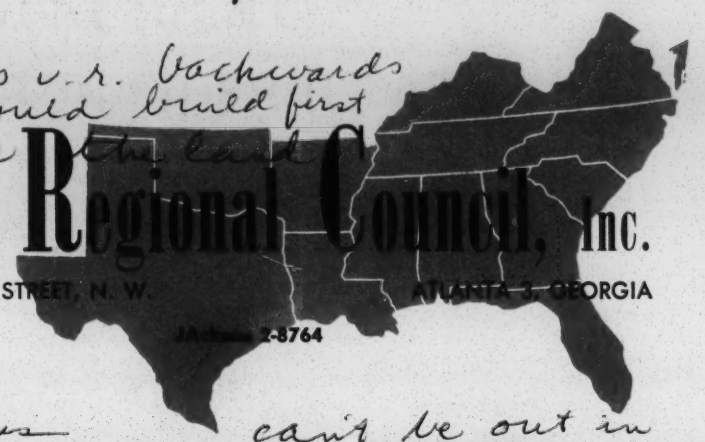
JOSEPH HAAS, COUNSEL

HAROLD C. FLEMING, EXECUTIVE DIRECTOR

city does v. r. backwards
should & could build first
if they provide the land



Southern Regional Council, Inc.

ROOM 201, 5 FORSYTH STREET, N. W. ATLANTA 3, GEORGIA

JA 2-8764

zoning for higher density prob
racial prob

at low cost
good location
near trans

can't be out in the country

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Negroes need their jobs upgraded

insisted on job verification for people getting on FHA

OFFICE OF THE PRESIDENT
RIP RAPS PLANTATION
MAYESVILLE, SOUTH CAROLINA

Vincent Maggara

builder for negroes consultant

big plants should be sold
on better hsg can mean better employees — they have the money, they have the land

create nonprofit orgn

local architects influenced downtown prog's

Gaston
Drew } formed Park West committee — will be all new

from 5th to 3rd priority for funds

talked w mayor — is weak
mayor's hsg com

plug dn is "stupid blockhead"

is stymying B'ham

s&p — Barth / Mann

Ensley lots
price too high

approach of ~~hsg~~ health dept. is threatening; should be enticing

wants to do 221(d)(3) on UR land

people hate taxes to help somebody else

opposed to more pub hsg

Negroes prefer Negro schools

have been tests in B'ham

can build cheaper than pub hsg because of red-tape

turnkey

comsat groups would give a corner on the market

two sponsors ready for rent suppl high rise — 100 units ea

16th st Bapt ch interested in 300 units

TUSKEGEE INSTITUTE

Conference on Disadvantage

LAND DEVELOPMENT PLAN

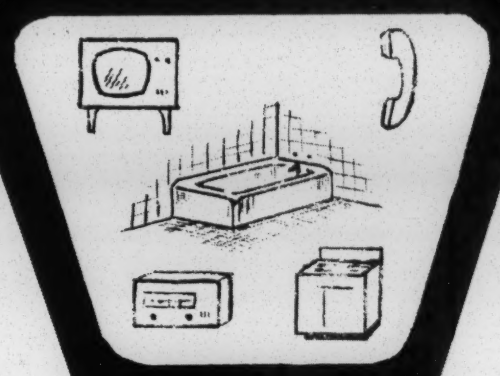
PART 1

LAND USE SURVEY

POPULATION & ECONOMY

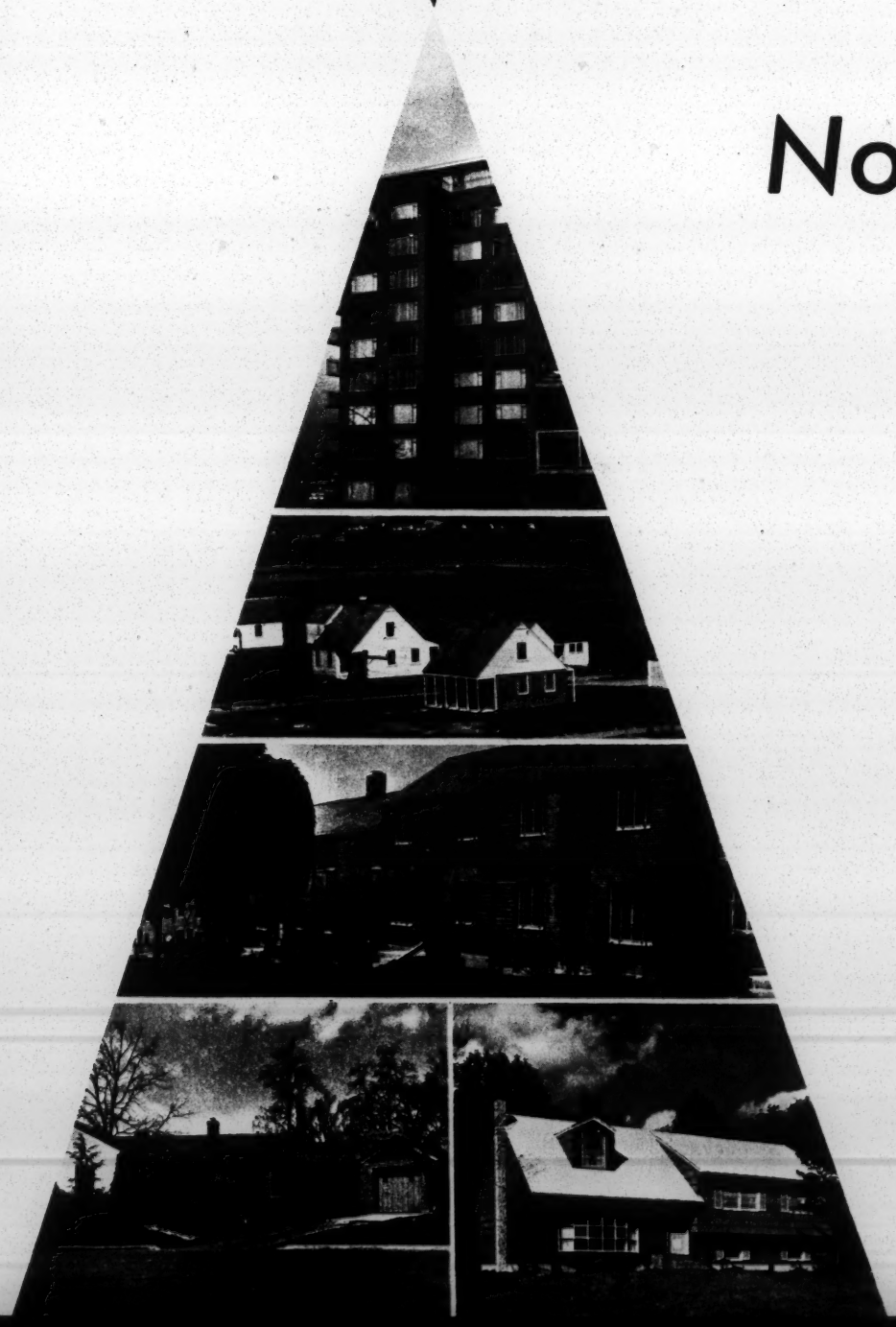
TUSKEGEE, ALABAMA

HC(3)
No. 17



UNITED STATES CENSUS OF

HOUSING
1960



North Little Rock, Ark.

CITY BLOCKS

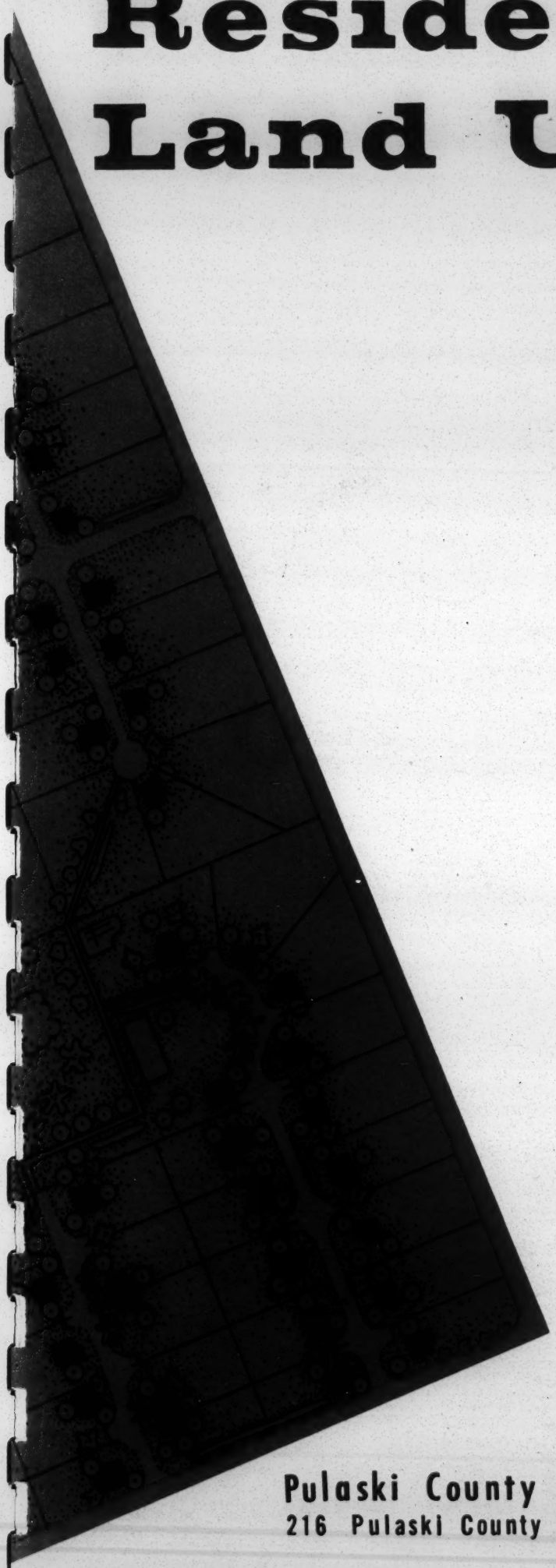
U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

COMMUNITY FACILITIES PLAN

Pulaski County Metropolitan Area Little Rock, Arkansas

METROPLAN

Residential Land Use Plan



Pulaski County Metropolitan Area

216 Pulaski County Courthouse - Little Rock, Arkansas

METROPL

MANUAL

for ESTABLISHING & MAINTAINING

a BASIC DATA FILE

for Pulaski County, Arkansas

METROPLAN

THE FEDERAL HOUSING AGENCIES' RESPONSES

to

COMPLAINTS ABOUT URBAN RENEWAL PROJECT
(University Park Project, Ark-R 51)

August 14 to October 15, 1964

1. On August 14, 1964 the following letter was sent to the regional and national offices of Urban Renewal:

August 14, 1964

Mr. Pete T. Hinojosa
Intergroup Relations Officer
Urban Renewal Administration
300 W. Vickery Blvd.
Fort Worth, Texas 76104

Dear Mr. Hinojosa:

This is to bring to your attention the attached clipping from the Arkansas Democrat, Tuesday, August 11. It describes a proposed elementary school "to relieve overcrowded conditions at Washington, Rightsell and Capitol Hill elementary schools." All three schools mentioned are all-Negro schools with an all-Negro student body and faculty. This means that the proposed school will be an all-Negro school.

This same all-Negro school is being used as a non-cash grant-in-aid credit for the Coliseum Urban Renewal Project.

It is my understanding that federal regulations prohibit discrimination in any public facility in or outside of a project area, if it is to be credited as a non-cash grant-in-aid to help pay for the project cost. Further, it is my understanding that an all-Negro school is a violation of the non-discriminatory policy of the Urban Renewal Administration. If this is not true I should like to have you state in writing what the non-discriminatory requirements are.

You should also know there is considerable dissatisfaction with the University Park Project, the net result of which will be the almost total removal of Negroes still remaining in the western part of Little Rock. A school which will then have practically no Negroes living in its attendance area is also being planned as a non-cash grant-in-aid for this project. This school will have no Negro teachers and a handful, if any, Negro students. Does this meet the non-discriminatory requirements of the Urban Renewal Administration? The attached clipping from the Arkansas Gazette would indicate the local Urban Renewal Agency requires nothing more than a resolution by the School Board saying the school would be operated "without racial discrimination." "Without racial discrimination" is defined by the Little Rock School Board in quite a different way than it is defined by the minority elements in Little Rock, or for that matter by the Federal Government.

A check with two of the members of the Citizens Advisory Committee, which presumably is required to be active in order to gain approval of the Workable Program, reveals they have not had a meeting since last September, have never felt they "advised," and spent their meetings trying to decide what their role is or merely listening to the Urban Renewal staff members outline complicated and technical plans.

In sum, it is important that Negroes affected by Urban Renewal

programs understand what their rights are in all aspects of a project and that the regional and federal offices of the Urban Renewal Administration be more diligent in seeing that these rights of Negroes are protected by the local agencies receiving federal funds.

I hope to hear from you soon.

Sincerely,

Harold B. Anderson, Attorney at Law
(Cooperating attorney, Legal Defense and Educational Fund, NAACP)

HBA:bal
Encl.

cc: J. Lawrence Duncan
Assistant to the Commissioner for Intergroup Relations
Urban Renewal Administration
Lafayette Building, Room 663
Washington, D.C. 20410

U.S. Commission on Civil Rights
Washington, D.C. 20425

Response:

To date Mr. Anderson has received no reply. By phone Mr. Griswold of the Arkansas Council on Human Relations asked Mr. Hinojosa about the reply. He apologized for the delay and promised to answer. October 1, in another telphone conversation with Mr. Griswold, he said Mr. Anderson's letter would be mailed that day.

2. On September 15 the following letters were sent by the Executive Committee of the Council on Community Affairs, an organization of representatives and leaders of all major groups in the Negro community:

September 15, 1964

Mr. Robert Weaver, Administrator
Housing and Home Finance Agency
1626 "K" Street, N.W.
Washington, D.C. 20410

Dear Mr. Weaver:

We feel deeply that the University Park Project (Ark. R-51) of the Little Rock Housing Authority should not receive final funds until it is investigated by your office. News reports indicate the project has been approved.

The project is for clearance although some 80% of the houses are resident-owned. A staff member of the Little Rock Housing Authority said in committee: "The percentage of substandard structures is not as high as normal." We are convinced it should be a rehabilitation project.

Clearance is grossly unfair to owners of modest means, white and colored. It is patently discriminatory to Negro owners whom this project will move out of the western area of the city, which in the minds of officials is a white preserve. We have evidence that the staff of the Housing Authority expects whites to occupy the new residences. This simplifies other decisions such as keeping schools and parks segregated!

We know residents in the area who do protest clearance. They did not understand their rights in this regard earlier. We can put your investigator in touch with them.

Our conviction is so strong that we petition you to withhold final funds for the project until your office can send someone to investigate anew the project. If you need additional authority to do this, it seems to be given in Section 601 of the Civil Rights Law of 1964.

Sincerely,

William H. Townsend, O.D.
President

WHT:w

P.S. We enclose a copy of a letter sent to the Intergroup Relations Officers at Fort Worth and Washington by the local NAACP attorney on August 14. No reply has been received.

cc: Housing and Home Finance Regional Administrator
2075 Federal Center
300 West Vickery Boulevard
Fort Worth, Texas 76104

September 11, 1964

Mr. Robert Weaver, Administrator
Housing and Home Finance Agency
1626 K Street, N.W.
Washington, D.C. 20410

Dear Mr. Weaver:

We are giving this letter of introduction to Dr. Townsend for enclosure with his letter to you.

The Council on Community Affairs is a broadly representative group of Negro leaders - ministers, doctors, lawyers, social workers, business men - very responsible in their judgements and actions.

My inquiry leads me to believe their position on the matter at issue is sound. I hope you act affirmatively on their request.

Sincerely,

NRG:ra

Nat R. Griswold

cc: HHFA Regional Administrator

Response:

Mr. Lawrence Duncan, Assistant to the Commissioner for Urban Renewal in Washington, phonedMr. L. C. Bates, Field Secretary of the NAACP, asking him to witness to the character of the Council on Community Affairs and to send detailed evidence of discrimination in the project. (The Field Secretary has been the least cooperative and the least effective of the members of the Council on Community Affairs.) Mr. Bates sent a letter to Mr. Duncan supporting Dr. Townsend's complaint. Dr. Townsend accidentally learned of Mr. Duncan's call to Mr. Bates, the first evidence that Washington was giving attention to his letter.

Informed of the above developments, Nat Griswold of the Arkansas Council on Human Relations called Paul Rilling of D. C. Commissioners' Council on Human Relations asking that he communicate with HHFA to vouch for the integrity of Dr. Townsend and his associates.

3. On September 25 Dr. Townsend wired Mr. Weaver requesting a reply to his letter of September 15.

(On September 28-30 Mr. "Pat" Alves of the national office of the Urban League at the request of the local Secretary was in Little Rock to confer. He visited with Mr. Duncan in Washington on his way to and from Little Rock.)

Responses:

(a) On September 30 Mr. Weaver sent the following letter to Dr. Townsend:

September 30, 1964

Dr. William H. Townsend
President, The Council on Community
Affairs of Greater Little Rock
1304 Wright Avenue
Little Rock, Arkansas

Dear Dr. Townsend:

This is in reply to your letter of September 15 and telegram of September 25 concerning urban renewal activities in Little Rock, Arkansas.

I can appreciate your concern and have asked the Urban Renewal Commissioner, William L. Slayton, to look into the matters referred to in your letter. Mr. Slayton tells me that representatives from Washington and the Ft. Worth Regional Office will be in Little Rock about the middle of October to look into this situation and that they will get in touch with you.

You can be sure we will do everything we can to be helpful.

Sincerely yours,

Robert C. Weaver
Administrator

cc: Nat. R. Griswold

(b) Before Mr. Weaver's letter arrived Mr. Hinojosa of the Regional office called Mr. Griswold to report that he would come to Little Rock in response to the complaints on September 6 and would meet Mr. Duncan on September 7. Rooms were reserved at the hotel for both men. He also said Mr. Church, Regional Administrator of Urban Renewal at Fort Worth, would be in Little Rock on October 2. In reply to a direct question he said that Mr. Church would not see Mr. Griswold or Dr. Townsend.

On Monday, September 5, Mr. Hinojosa called to change the date of arrival of himself and Mr. Duncan to October 13,14. This led to the following exchange of letters:

October 6, 1964

Mr. Pete T. Hinojosa
Intergroup Relations Officer
Urban Renewal Administration
300 West Vickery Boulevard
Fort Worth, Texas 76104

Dear Mr. Hinojosa:

We are greatly pleased that you and Mr. Duncan are coming to Little Rock. We will be as helpful in your inquiry as we know how.

However, your new dates give us a little concern. I assume you know that Mr. Hudson and Mr. Wagner Jackson are spending the day here on October 14 for a conference. This has been planned since last summer. A number of other persons concerned with your visit will be involved in the conference with Mr. Wagner and Mr. Hudson. So, on Wednesday, the 14th, time will be at a premium. If you both could be here on Tuesday we would be freer.

Of course this assumes your inquiry is much more focussed on one urban renewal project. This might make it undesirable to unite the two parties into a foursome!

However it works out, we will do our best for you all.

Sincerely,

NRG:ra

Nat R. Griswold

cc: Mr. Duncan
Mr. Hudson

(c) On Saturday, October 10, Dr. Townsend, Mr. Henry, Mr. Bates, Mr. Griswold received the following letter from Mr. Duncan:

October 5, 1964

Mr. Nat R. Griswold
Arkansas Council on Human Relations
1220 West Capitol
Little Rock, Arkansas

Dear Mr. Griswold:

This is to inform you that I will be in Little Rock, Arkansas on Wednesday and Thursday morning, October 14 and 15, 1964.

You may expect a telephone call from me around noon on Wednesday. At that time I wish to confer with you and other persons about the local situation there in Little Rock.

Sincerely yours,

J. Lawrence Duncan
Assistant to the Commissioner
for Intergroup Relations

4. On Monday, October 12, Dr. Townsend, Messrs. Bates, Henry, Griswold met at the Urban League office to plan the best way of acquainting Mr. Duncan with the facts, agreeing to wait until Mr. Duncan could express his wishes and to let Mr. Henry make out and duplicate particulars of the complaints and the changes sought.

Responses:

(a) On Tuesday, October 13, Mr. Hinojosa of the Fort Worth Urban Renewal office unannounced came to Mr. Griswold's office and visited informally for an hour ranging over many topics in and out of Little Rock. In the conversation Mr. Hinojosa disclosed Mr. Church of the Fort Worth Urban Renewal office would come also. He indicated that we would have to wait for Mr. Duncan to learn what his plans were. Mr. Griswold drove him to his

hotel. He has not been seen or heard from since.

(b) On Wednesday, October 14, the date for Mr. Duncan's arrival and for the program for Mr. Wagner Jackson and Mr. Samuel Hudson, Dr. Townsend remained by his phone through the noon hour because Mr. Duncan said he would call. Before the luncheon for Messrs. Jackson and Hudson, Mr. Griswold phoned the hotels to see if Mr. Duncan had registered. That afternoon two calls to Mr. Hinojosa's room received no answer. A newsman and an interested doctor reported that they had heard some one was touring University Park Project. The day ended in mystery as to Mr. Duncan's whereabouts.

(c) On Thursday, October 15, at 10 a.m. Mr. Wagner Jackson, our Philadelphia guest, called Mr. Griswold, indicated Mr. Duncan was present and wanted a meeting with six of the interested party at 11 a.m. At considerable personal sacrifice the six hurried to the conference in the Urban League office.

(d) Mr. Duncan proceded to tell the group the decision that had been reached with Mr. Naylor: (1) That Edward Moore, owner of the $35,000 house in the project, could remain by accepting the conditions of the Housing Authority or, if these proved too inconvenient, he could sell his home and build an equivalent house in the project; (2) That Mr. Naylor, Director of Little Rock Housing Authority, had been shaken by the complaints to the point that he was seeking a conference with these representatives; the way was open for genuine citizen participation which he, Mr. Duncan, was aware had not existed before.

Mr. Henry of the Urban League had in hand the details of the "case" for the complainants, these were never looked at or considered.

Mr. Duncan asked the group to meet with Mr. Naylor at 2 p.m. to seal his new agreement to confer. It was 12:45 p.m. already.

At 2:20 the group gathered at Mr. Naylor's office. Since Mr. Duncan had to leave at 3:00 p.m., a total of 30 minutes were available for pleasantries, report on the world series, and reiterating with slight variations the agreements already reported by Mr. Duncan. At the suggestion of Mr. Henry it was agreed another meeting would occur October 30, 2 p.m.

<u>In Summary</u>:

Mr. Duncan, the Washington representative of the national office of Urban Renewal, sent here "to look into this matter" raised by Dr. Townsend and others was in Little Rock 14 hours before any of the parties expecting him could locate him. He spent 24 hours in Little Rock. He was with the aggrieved parties a total of two hours in two hurriedly called and self-directed meetings. Grievances of local citizens were never heard, much less discussed on their merits.

Mr. Hinojosa, the intergroup official of the regional office, appeared suddenly and disappeared as suddendly.

Mr. Church, Regional Administrator of Urban Renewal, was in Little Rock twice during October but made no contact with citizens concerned with the local project.

Controversy Brews Over University Park Urban Renewal

By ROY REED
Of the Gazette Staff

A group has protested that the Little Rock Housing Authority is using federal Urban Renewal money to force Negroes out of the Univesity Park Urban Renewal project and turn western Little Rock into "a white preserve."

The protest brought a federal investigator from Washington this week. He spent Wednesday afternoon and part of Thursday in Little Rock talking with Housing Authority officials and those protesting.

The complainants were not too satisfied with his investigation. One said his mission seemed to be to mollify rather than investigate.

The investigator was Lawrence Duncan, assistant to the Urban Renewal commissioner in the Housing and Home Finance Agency. Duncan's specialty is inter-group relations.

Nat Griswold, director of the Arkansas Council on Human Relations, said he and others were fearful of Little Rock's growing trend toward concentrating its population in one-race communities. Some people believe that Urban Renewal is being used to hasten the trend, he said.

Dowell Naylor Jr., executive director of the Little Rock Housing Authority, disagreed. As for University Park, he said, the Housing Authority is and has been willing to work with the residents of the area to solve their problems.

University Park is the name the Housing Authority gives to an area it proposes to clean up and improve in the vicinity of University Avenue. Most of it is west of University, south of Seventh Street, north of Sixteenth Street and east of Bryan Street. Some parts bulge beyond those boundaries. One tract about seven blocks square lies east of University between Eighth and Tenth Streets. Another lies between Sixteenth and Twentieth Streets bounded on the east by University and on the west by McKinley Street. Another is between Clary, Vogler, Twelfth and Sixteenth Streets.

The Housing Authority plan, approved by Washington, is to clear the area of all houses and most businesses. When new drainage, streets, curbs, gutters, sewers and utilities have been installed, the land will be resold for new development. This is called total clearance.

The protest began to gather strength a few weeks ago. After several minority group leaders agreed that something should be done, Dr. William H. Townsend, a Negro optometrist who heads the Council on Community Affairs (COCA), wrote to Robert C. Weaver, administrator of the federal Housing and Home Finance Agency.

Townsend asked Weaver, a Negro, to send someone to investigate before allowing the Housing Authority to continue. An official in the Washington Agency telephoned L. C. Bates of Little Rock, field secretary for the National Association for the Advancement of Colored People. Bates supported Dr. Townsend's request.

Dr. Townsend told Weaver that the University Park project was unfair to all home owners of modest means, white and Negro.

He said, "It is patently discriminatory to Negro owners whom this project will move out of the western area of the city, which in the minds of officials is a white preserve. We have evidence that the staff of the Little Rock Housing Authority expects whites to occupy the new residences. This simplifies other decisions such as keeping schools and parks segregated!"

Dr. Townsend said the area had been scheduled for total clearance even though 80 per cent of the residents owned their own homes. He quoted an unidentified member of the Housing Authority staff as saying, "The percentage of substandard structures is not as high as normal."

Dr. Townsend and his colleagues believe that University Park should be a rehabilitation project, not total clearance. He told Weaver that.

Duncan, the investigator, met with leaders of both sides together Thursday. He left for Washington without seeing reporters. Naylor said the idea of changing the project from clearance to rehabilitation never came up. Griswold said the reason it didn't was that the complainants never had a chance to bring it up.

Griswold was dissatisfied with Duncan's handling of the matter. He said none of the people who got him here heard a word from him until 10 a. m. Thursday, almost a day after he arrived. At 10 a. m., Griswold said, he was asked to get the leaders of the protest group together for a meeting at 11 a. m., and he did. Duncan then met with both sides in the afternoon.

Griswold and Naylor agreed on the main results of the afternoon session. The protesters wanted assurance that families wanting to stay in their homes could do so, even though the Housing Authority might have the power to raze their houses.

They were told that some families might be able to stay, provided they met certain conditions. An owner would have to move out for several months —maybe eight or 10, Naylor said—while the Urban Renewal work was going on. He would have to agree to pay a pro rata share of the cost of the neighborhood improvements — new sewers, streets, curbs and gutters, etc. He also would have to agree to make whatever improvements might be necessary to raise his house to certain standards, probably the standards set in the city building code.

One house is the cause of special contention. The Edward Moore family lives at 1600 Garfield Street in a brick and frame house appraised at $35,000. The house has nine rooms, air conditioning and several expensive touches — such as a tiled entrance hall — not usually found in what the government calls "substandard housing." The Moores don't want to leave and they find it incredible that anyone should suggest tearing down their house.

Naylor said after the meeting that it was possible the Moores wouldn't have to leave. "There's no question that he has a standard house," Naylor said.

But the family may have to move out for several months and they may have to put up with having no street access, no utilities and other inconveniences, he said. The Moores' being allowed to remain apparently hinges on their willingness to agree to these conditions.

Moore, a Negro, has roots in the neighborhood. He was born across the street. A close relative lives diagonally across the intersection. His mother-in-law's grandfather once owned the property on which his house is located.

Naylor said there were 231 white families and 100 Negro families in the University Park area. He denied any attempt by the Housing Authority to force Negroes out of western Little Rock. The 1960 census showed 2,300 Negroes west of Elm Street, he said. He conceded that most Negroes west of University live in the area slated for renewal.

Griswold said he was equally concerned about the low-income white families. This would be a good chance to develop a moderately priced housing area for low-income groups of both race who already live there, he said. That could be done with a rehabilitation project, in which the Housing Authority foots the bill for public improvements while the home owners repair their property, he said. Little Rock has three such projects.

The people now living there won't be able to afford to move back when the area is totally cleared and put up for resale, Griswold said.

Naylor said the Authority anticipates that the new houses will cost $16,000 to $20,000. Naylor said there would be no discrimination against anyone, white or Negro, in reselling the land. Federal law prohibits it, he said.

As a practical matter,, he said, most families moving out of an Urgan Renewal project go ahead and find a permanent relocation elsewhere to avoid living in "limbo" two or three years awaiting for the clearance. He predicted that the residents of University Park would follow the usual pattern and resettle all over the city.

Griswold predicted that the Negroes would resettle in the eastern part of town where Negroes already are concentrating in what he sees as a developing ghetto.

Naylor said he saw no danger of a ghetto caused by Urban Renewal. He said the Housing Authority in 13 years had relocated about 1,800 Negro families, only a small percentage of the total Negro population of Little Rock.

A larger menace, he said, is the modern subdivision. With mass-built houses, a neighborhood no longer sees a fine home next to a moderately priced one, he said. One result is that the people in subdivisions tend to be all alike, he said.

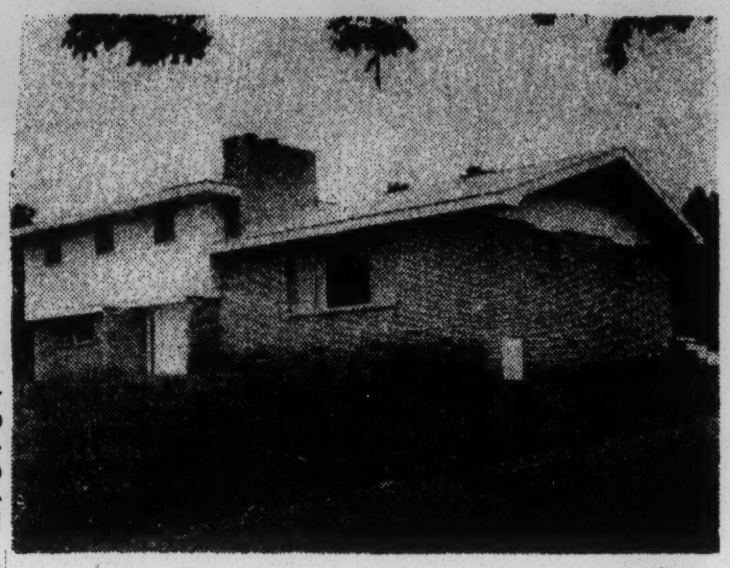
It is likely that University Park, when cleared, will end up a subdivision. Naylor himself envisions it blending with the surrounding subdivisions, Briarwood, Broadmoor, Shannon Hills and Point of Woods.

Griswold sees little chance that any Negroes or low-income white people are likely to end up in such a place.

In fact, most of the residents who would like to stick it out through all the renewal work probably won't be able to because of the stringent conditions of the Housing Authority, he said.

Naylor said there were several reasons why University Park was designated for clearance instead of rehabilitation. Vast parts were not usable for residences because of steep grades, inadequate or non-existent drainage and no streets, he said. A whole new street pattern will be devised, along with all other public improvements, he said. "Rehabilitation really would not have been possible," he said.

Naylor said the Housing Authority already was taking options to buy property in the area.



—Staff Photo.

The Edward Moore home in the renewal project area.

"Be strong and of good courage." Deu. 31:6

The house you save will be your own.

DATE
May 1965

CONFRONTING THE LITTLE ROCK HOUSING PROBLEM

--By Greater Little Rock Conference on Religion and Race

An Alarming Trend

> "....almost all relocated families (in Urban Renewal) upgraded the quality of their shelter, but relocation frequently contributed to the creation of new ghettos."
>
> "Residential segregation in the urban South, however, increased, so that by 1960 it was more pronounced in Southern cities than in those of any other region."
>
> -Weaver, The Urban Complex, pp. 128, 249.

Much properly has been and can be written about the contributions of the federal programs of urban renewal and housing since 1949. These contributions are acknowledged and assumed herein.

But most serious evaluations of these programs say something like this: Slums have been unslummed but racial ghettos have been increased.

Slums vs Ghettos

Mr. Wagner Jackson, Assistant Administrator of Housing and Home Finance Agency in Philadelphia, in a speech at Little Rock, October 14, 1964, said, "It has been reliably estimated that without a change in present housing trends, by the 1980's at least a half-dozen of our largest cities will be predominantly non-white. And a further continuation would eventually see whole cities become racial ghettos, each surrounded by a ring of white suburbs. That alarming possibility is entirely too real. Those who see the danger clearly must, like watchmen in the night, sound the alarm to waken those who sleep."

Startlingly, the evidence indicates an advanced

trend toward complete racial segregation in housing. On the night of Mr. Jackson's speech, a member of the audience asked Mr. Dowell Naylor, the Little Rock Housing Director: "Is development in housing in Little Rock drawing racial groups closer together or silently drawing them apart?" His answer: "Drawing them apart."

Some simple observations of the apparent convince us that Mr. Naylor is correct.

For example, here in Little Rock, as in other cities, high and middle income white families have been on the move northwest and west to the suburbs. They have left older substantial houses in the city proper which became available to lower and moderate income families, especially Negro families. This transformation continues.

whites move out

Meanwhile, areas to the east, south by southeast increasingly become the preserve of low income families, mostly non-whites.

Negroes stay and move in

Another evidence of this segregation trend is the pattern of schools which has developed especially since 1950. (Schools unquestionably are a cause and effect of the segregated housing pattern; but this need not be argued here.) Since 1950 white schools east of High Street have decreased from six to two elementary schools. In the same area schools for Negroes have increased from four to twelve, including one junior and one senior high school. West of High Street, on the other hand, white schools have increased from 14 to 24, including three junior and one senior high school. In this whole area there is but one elementary school for Negro children.

schools separate east-west

(The number of Negro children in formerly white schools are negligible for the purpose at hand.)

So, even with this limited evidence, one seems justified in being perturbed over the trend toward racial-economic bifurcation of Little Rock. White upper and middle class gather on the periphery to the west, northwest, leaving the east, southeast and central residential city to non-white and low income white families. The schools are strikingly separated by High Street. In Mr. Jackson's figure, watchmen might well sound the alarm.

Some Forces at Work

> "More than 2,000,000 whites deserted central cities in the same time that some 1,300,000 non-whites moved in."
>
> -Weaver, op.cit. p.223

> "The early governmental policy of segregation in public housing subsequently served to accentuate color consciousness in low cost housing at the same time it reflected the strategic role of authority in establishing racial Patterns."
>
> -op.cit. p.59

> "In the first place, many Southern cities started from a position of much more residential racial mixture. Secondly, from the beginning they have insisted that publicly assisted shelter be racially separate.
>
> "Thirdly, because in most cities Negroes had relatively little political influence, the colored population had but slight voice in the planning and operation of local governmental agencies which set policy and administered programs.
>
> "Finally, the inevitability of school desegregation in Southern cities gave impetus to a new and expanded program for residential segregation. Obviously, if during the period of resistance to the Supreme Court decisions on this matter and of token compliance in some of the communities, housing patterns could be manipulated so that colored residents were concentrated in well-defined areas, there could be school desegregation with little or no mixture of the races in the public schools.

"Urban renewal offered new and undreamed of possibilities in this direction."

-op.cit. p.241

Seeking the forces making the trend, one is impressed even more with the fact of separation.

appeal of space, status, better schools

The usual appeals of space, status and better schools magnified by the real estate broker's art moved people to the open spaces, the sub-divisions west, northwest. Residences left in the older city provided for the first time a better quality of housing for Negro families with growing economic security. So there is now a mixed situation between Broadway and High and south of Wright Avenue, especially along State, Gaines, Izard, Chester, Ringo, and Cross. Rightsell Elementary School, 20th and Chester, was transformed from white to Negro over protests of both white and Negro patrons.

housing programs speed the trend

As suggested above, the programs of the Little Rock Housing Authority have made a major contribution to the separation trend. (This is a statement of fact, not a moral judgment.)

Prior to Presidential Executive Order 11063, November 20, 1962, housing projects were racially segregated without apology. In Little Rock the projects have been low-rent housing which followed the pattern, "Negroes to the east, whites to the west." Furthermore, these projects here as elsewhere intensified and multiplied social problems of occupants even while improving the shelter.

A cursory review of local projects illustrates the character of the trend toward separation and toward multiplying social ills. First, recall the projects for Negro occupants:

Booker Homes, located out southeast on old Highway 65, concentrates 400 destitute Negro families, many with mothers as the heads, and with a total of 1388 children.

Hollingsworth Homes north of the municipal airport brings together 200 problem Negro families with 718 children.

Amelia Ives Homes, between Scott and Cumberland, south of Roosevelt, puts in proximity 150 poor Negro families with social ills and with 300 children.

The projects for whites, Highland and Sunset Terrace, reflect this same picture of a collection of socially maladjusted families, both located west of High Street but within the older city area.

Regretfully one must say that urban renewal in Little Rock too has abetted the trend to residential ghettos.

urban renewal and housing patterns

Dunbar Urban Renewal Project was one of total clearance. It cleared out a pepper and salt residential area. In the foreseeable future it will be occupied by Negroes with only a token of white renters.

Granite Heights, a clearance project across from Booker Homes, has been developed as individual homes and sold exclusively to Negro families for $10,000 to $27,000 each.

Westrock Project along Cantrell Road in the valley between affluent white residences removed all the Negro families from the 54 acres and developed the area into homes valued from $20,000 to $35,000 and two high-rise apartment buildings. Accurately, the 1962 report of the Housing Authority proclaims, "Westrock joins its neighbors!"

University Park Project now being programmed calls for clearance of some 300 low and moderate income families including some 94 Negro families. This will remove practically all Negro families residing west of University.

Mr. Bernard Weissbourd, the President of Metropolitan Structures, Inc., speaking in general terms, seems to describe our plight in Little Rock:

"...public housing has also contributed to the condition of our cities... By rejecting all those whose income exceeded the prescribed limits, public housing has developed a concentration of those members of society who are not able to support themselves. Coupled with the fact that most cities have followed a deliberate program of segregation in public housing, the result has been to create in many places an environment lacking in all the positive attributes of urban life. The second generation of many public housing occupants is now coming to maturity and it is already clear that many of them will never become viable members of society."

-Paper published by the center for Study of Democratic Institutions.

Possible Directions

"Cities seriously concerned with urban renewal are being made to appreciate that, both in terms of human potential and dollars and cents, there are sound grounds for public programs designed to accelerate the participation of those who are now rejected from the mainstream of modern life."

"No doubt we will have to do much experimentation in this area, but once there is commitment to meet the issue productive techniques can and will be developed."

-Weaver, op.cit. p.265

Obviously this widespread malady of cities -- increase of social ghettos -- has become a challenge to the creative work of experts and local authorities. The forces behind the trend are powerful and complex. Part-time voluntary associations rightly cannot be expected to prescribe with scientific exactness. Professionals, "doctors", must be involved at every level in finding remedies and applying them.

role of persons of decision and power

More specifically, in Little Rock persons who have power of decision and execution in the Housing Authority, in the schools, among realtors, city officials and commissioners, must become convinced of the dangers to the point of planning and acting. These persons with the resources -- political, economic, program -- will have to devise the remedies and apply them. Lay citizens at best can help to stimulate such persons and support their purposeful efforts.

Such persons must be committed to halt the trend toward ghettoizing. They must accept this as a primary goal. As a primary goal it will drastically affect immediate economic ends. Such commitment means the courage to recognize conflict of interests and to adjust them or overpower some.

new methods are available

Of course, the professionals in the area of city planning know that they do not have to start de novo. Public and private funds are at work in many places probing for answers and experimenting. New legislation is being proposed by the Housing and Home Finance Agency and the President to improve housing programs. Some of the suggestions presented here are drawn from some of these newer methods and proposals. They are meant to suggest possible directions, not to be a blue print. While addressed to a specific group or agency each group of suggestions may be the concern of a number of others.

A. To Churches and Synagogues:

1. Encourage inclusiveness of church fellowship by non-discrimination in both worship and membership.
2. Keep members aware of, and sympathetic to, the housing needs of Negroes in the community, and alert to pertinent legislation regarding housing.
3. Encourage the awakening self-respect that urges the poorly-housed to break out of their environmental housing trap.
4. Bring influence to bear upon those who plan for the community's housing problems to approach with a realistic and enlightened attitude the housing of Negroes in Greater Little Rock.

B. To Metroplan Commission and City Planning Commission

> "Thus, planning is no longer an esoteric concept of interest only to academicians. Planning is now part of the vocabulary of elected officials at the federal, state, and local levels of government in the United States. ....it will become increasingly important in the years ahead."
> -Weaver op.cit. p.139

planning is basic

The "workable program" prescribed by the Urban Renewal Agency includes "A comprehensive plan for the community's future development." Planning now is done in terms of fifty years. So surveys, analyses, and plans, which are the specialty of your agencies have priority in all programs for purposeful change. We suggest, therefore:

1. Carry through the proposed population study with the question of social ghettos uppermost in mind.
2. Evaluate and adapt to the local situation the more fruitful projects in other places aimed at diversity in housing.
3. Especially, consider development of "new communities" centered around industries outside the city.
4. Persistently feed information and ideas to governmental and economic leaders as well as to the public.

C. To business leaders, county and city officials:

1. Put the problem of social ghettos on your permanent agenda. In reviewing all plans, all projects, always put this question: What effect does it have on the pattern of residential housing?
2. Place solid representatives of minorities, especially Negroes, on all planning and policy making boards and commissions.
3. As occasions arise, exercise governmental powers, taxation and eminent domain, to encourage the development of a "suitable living environment for every American family" which was the original goal of the Housing Act of 1949.

D. To private real estate developers:

In large developments, include in plans at least one neighborhood of moderate-priced homes for occupancy by all citizens.

E. To school officials:

1. Take comprehensive affirmative action without additional court orders to establish a unitary school system in Little Rock. This will hasten public preference for heterogenous schools and will discourage present migration of families because of schools.

2. Cooperate with housing plans to make an "excellent school" one of the inducements for residential renewal in the older parts of the city.

F. To the Little Rock Housing Authority:

> "Already Urban Renewal, once identified as 'Negro removal' has in many localities become an effective instrument for facilitating non-segregated patterns of living....To realize urban renewal's full potential in this regard, local agencies and the Federal Government will have to be more sensitive to site selection and its implication for racial residential patterns."
>
> - Weaver, op.cit. p.134

> "The original concept of urban renewal did not face up to these (human) problems. It was conceived primarily in terms of land values, tax revenues, and slum clearance."
>
> "Concern for the human aspect of urban renewal indicates the need for new and expanded approaches to moderate and low income housing. ....We propose:
>
> 1. ...
> 2. Programs for utilizing, through purchase and leasing, existing housing for occupancy of low-income families."
>
> - op.cit. p.110 f

"In addition we shall propose use of section 221 (d) (3) for rehabilitation of one-unit and duplex houses owned by low and moderate income senior citizen families in rehabilitation and conservation areas with deferred principal payment."

- op.cit. p.111

"The new community like St. Francis Redevelopment, will be a stable racially integrated neighborhood, ... But it will have an additional feature: it will be composed of low as well as moderate income occupants, and, perhaps, a few higher income households and individuals."

- op.cit. p.136

1. Develop projects to provide neighborhoods of families of moderate incomes in larger communities of middle and upper families.
2. Develop new communities in the central city for the residence of the employees downtown, using the inducements now used for sub-urbanites - space, good schools, recreation, status.
3. Plan the use of section 221 (d) (3) for the restoration of one-unit houses for occupancy by moderate income families, especially in conservation areas.
4. Locate new housing or urban renewal projects so as to counter the trend toward economic and racial apartheid.
5. In every program be influenced by the answer to this question: How does it affect racial separation in housing?

SUMMARY

The constant growth and the acceleration of racial separation in housing in Little Rock alarms us.

The evidence convinces us we are moving from a city of tolerable diversity in housing to the dangerous conditions prevailing in eastern and northern cities -- the condition of racial ghettos and of economic ghettos.

The forces pushing this trend toward residential apartheid are powerful and entrenched, appealing to basic anti-democratic human desires and prejudices.

They cannot be countered or deflected by voluntary associations of citizens alone. Officials and leaders of decision and power must become alarmed and counter the trend.

Strong affirmative resolution to change the trend will be required. Given this, ways can be found. Funds for research and planning can be had. Recommendations from the highest authorities are available. New empowering legislation is in process.

This is an emergency. Unless action is taken during the process of change, it will be too late. What has happened to other cities need not happen in this Southern city.

Organization for Planning

in the Metropolitan Area of Pulaski County, Arkansas

METROPLAN

METROPOLITAN AREA PLANNING COMMISSION
216 PULASKI COUNTY COURTHOUSE — LITTLE ROCK, ARKANSAS

ARKANSAS
COUNCIL ON HUMAN RELATIONS
1220 WEST CAPITOL
LITTLE ROCK, ARK.
PHONE FR 4-4521

22 November 1965

Mr. Morland Smith
Department of Urban Planning
Southern Regional Council
5 Forsyth Street, N.W.
Atlanta 3, Georgia

Dear Mr. Smith:

This letter accompanies some materials in re housing in Little Rock. This is to acquaint you with our situation and to encourage you to come to help.

During this year the Housing Authority at Little Rock has named a Negro member, a merchant and realtor beyond seventy years of age. Also three Negroes have been named to a committee of Metroplan Commission, which committee is serving the Housing Authority as its citizens participation committee. In naming all these Negro citizens officials studiedly avoided individuals recommended to them by Negro leaders and by the Steering Committee of the Conference on Religion and Race.

There is no evidence of change in policy or program of the Housing Authority to say nothing of the realtors.

We are greatly concerned about continued trends toward solid segregation. We are watching the implementation of the new housing legislation by Congress to see if it changes things.

We are in the early stages of forming a city-wide Citizens' Committee for Fair Housing in cooperation with the Catholic Interracial Council and the Conference on Religion and Race. Do you have suggestions about such a committee?

Sincerely,

Nat Griswold

Nat R. Griswold
Executive Director

NRG:cit

OFFICERS – FATHER WALTER B. CLANCY, CHAIRMAN • DR. W. H. TOWNSEND, VICE-CHAIRMAN
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STAFF – NAT R. GRISWOLD, EXECUTIVE DIRECTOR • OZELL SUTTON, ASSOCIATE DIRECTOR

A Council to attain equal opportunity for all people

December 23, 1965

Mr. Bruce R. Anderson
Wallace Building
Little Rock, Arkansas

Dear Bruce:

I am terribly sorry that my compacted schedule prevented us getting together for an old time bull session. Perhaps next time my luck will be better!

With all of the best wishes for a wonderful Christmas Season and a Prosperous New Years, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 23, 1965

Mr. Fred Arnold
Whittenberg Delong & Davidson, Architects
510 Center Street
Little Rock, Arkansas

Dear Mr. Arnold:

I was terribly sorry that time prevented us from getting together. I would like to have had an opportunity of chatting about mutual interests. Per haps on my next visit we can make the opportunity.

The report by the Greater Little Rock Conference on Religion and Race on Housing Porblems interested me very much. I hope these efforts will continue.

With all of the best wishes for a wonderful Christmas Season, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 23, 1965

Mrs. Frank N. Gordon
5208 Edgewood
Little Rock, Arkansas

Dear Mrs. Gordon:

I appreciate so much the opportunity of visiting with you at dinner on the 17 of December. It is wonderful to see the leadership you are giving in these momentous times. I hope that I may have the pleasure of working with you further in the Little Rock Planning projection.

May you have a wonderful Christmas Season and looking forward to seeing you again, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 23, 1965

Mr. Hugh B. Patterson, Jr.
Arkansas Gazette
Gazette Building
Little Rock, Arkansas

Dear Mr. Patterson:

My sincere appreciation to you for your hospitality and constructive bringing together so many effective people for lunch on the 16 of December. It is most challenging and encouraging to see the effective leadership you are accomplishing in Little Rock. If at any time you have any suggestion, I would particularly like to have the benefit of them.

Hoping you and your family have a marvelous Christmas Season, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 23, 1965

Mr. Frank N. Gordon
Pyramid Life Building
Little Rock, Arkansas

Dear Mr. Gordon:

It was good to be with you at dinner the 17 of December and project the possibilities of Urban Planning as it affects the disadvantaged. To me you people are doing a grand job in Human Relations and my only hope is that I may be helpful in the Plan analysis matter. Hoping to be working with you or this, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 23, 1965

Rabbi E.E. Palnick
B'nai Israel
421 Broadway
Little Rock, Arkansas

Dear Rabbi Palnick:

I was very glad to have met you on December 16 and discuss with you the potentials of Urban Planning. Your penetrating and constructive participation was wonderful. I do appreciate it. Hoping that we may have further contacts and that you and yours will have a wonderful New Years, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 23, 1965

The Rev. Mr. Rhodez Thompson
Pulaski Heights Christmas Church
4724 Hill Crest
Little Rock, Arkansas

Dear Mr. Thompson:

It was wonderful to have the chance of meeting you and having the discussion on the impact of Urban Planning on the disadvantaged. I hope we will be able to work together on this important matter.

The report on "Confronting the Little Rock Housing Problem" by Greater Little Rock Conference on Religion and Race was most interesting and I commend you on what you are doing. Very often we can accomplish a great deal by just bringing to light factual data to the attention of the public.

Hoping to have the privilege of working with you further, and that you have a Glorious Christmas, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 23, 1965

Mr. Dan Cowling, Architect
1515 West Seventh
Little Rock, Arkansas

Dear Dan:

It certainly was good to see you on the 17 of December and to chat during lunch! To me, contacts with you are always stimulating.

I found most interesting what is being done by the Little Rock Metroplan. I hope it continues to produce.

With all of the best wishes to you and Carol for a Glorious Christmas Season, I am,

Sincerely your,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 23, 1965

Mr. Guy W. Swaim, Architect
215 Louisiana Street
Little Rock, Arkansas

Dear Guy:

It was good to have a chance to chat with you for a few minutes and I trust next time my schedule will not be so full and that we may have more time together!

With all of the best wishes to you and Jim for a wonderful Christmas Season, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 23, 1965

Mr. Stuart Eurman, Director
Metroplan
Court House
Little Rock, Arkansas

Dear Mr. Eurman:

Thank you so much for all of your time spent with me on December 16th. I am most impressed with what you are doing and it is hoped that we will be able to work out a projection on the IBM card system you have on the analysis of ethnic group facilities use.

Your projection for having an overall co-ordinating group is most interesting. I believe it could well get over the present proliferation of authority and lead to a unified projection. I shall watch it with interest.

With all of the best wishes for a marvelous Christmas Season, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

December 23, 1965

Mr. James Binder
2400 West Seventh Street
Little Rock, Arkansas

Dear Mr. Binder:

Thank you so much for your time so generously given and the perceptive interest shown in the Urban analysis. I hope I shall have the pleasure of working with you further.

It is a "small world" when one realizes you knew my late father-in-law and Berney Steinhardt. I will take pleasure in remembering you to Berney when I go to Montgomery Christmas.

With all of the best wishes for the New Year, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

December 23, 1965

Mr. Donald Naylor, Executive Director
Little Rock Housing Authority
201 East Roosevelt Road
Little Rock, Arkansas

Dear Mr. Naylor:

Thank you so much for your time and assistance as well as documentation of the work of your Housing Authority. This is most impressive! I hope we may have further contacts.

Hoping you have a wonderful Christmas Season, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

December 23, 1965

Mr. Finley Vinson
First National Bank
Third and Louisiana Streets
Little Rock, Arkansas

Dear Mr. Vinson:

It was good to meet you and chat during lunch on the 16th of December. I look forward to working with you further. I believe your thoughts constructive and practical. It is my opinion that because I have a background in investments, as well as planning, that I might be able to be helpful in ameliorating differences which sometime take on exaggerated value because of emotional rather than intellectual approach. If at any time you have any suggestions I would be delighted to have them and I assure you I will keep them in the utmost confidence.

Looking forward to seeing you again and that you have a very fine Christmas Season, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

December 23, 1965

Mr. John W. Walker
1304-B Wright Avenue
Little Rock, Arkansas

Dear Mr. Walker:

It was good to meet you and discuss the impact of Urban Planning. Your penetrating questions and comments were most appreciated. I hope we shall be able to work together further on this most important matter.

Hoping you have a wonderful Christmas Season and looking forward to seeing you again, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

December 23, 1965

Mr. Howard Eichenbaum, FAIA
201 Chester Street
Little Rock, Arkansas

Dear Howard:

I was delighted to have the opportunity of seeing you again! Your effective participation in the luncheon dialogue December the 16th is greatly appreciated. As I pull together my thinking on this Project I hope I may have the benefit of your further thinking.

With all of the best wishes for a wonderful Christmas Season and looking forward to seeing you again, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS:rh

Nat'l Planning Ass'n Looking Ahead
June 1966

Little Rock, Arkansas

Major Indicators for United States, Regions, and 82 Metropolitan Areas

Area	Average Annual Rates of Change (Percent) Civilian Employment 1950-62	Civilian Employment 1962-75	Population 1950-62	Population 1962-75	Personal Income 1950-62	Personal Income 1962-75	Per Capita Personal Income (in 1960 constant dollars) 1950	1962	1975
UNITED STATES	**1.0%**	**1.8%**	**1.7%**	**1.5%**	**3.8%**	**4.2%**	**$1,826**	**$2,328**	**$3,263**
New England	**0.8**	**1.3**	**1.1**	**1.5**	**3.5**	**3.6**	**1,995**	**2,622**	**3,421**
Lewiston—Auburn (*Me.*)	...	1.7	...	1.1	...	3.8	...	2,207	3,088
Portland	2.0	1.9	1.3	1.7	4.0	4.5	1,826	2,505	3,566
Manchester (*N.H.*)	1.8	2.0	1.4	1.2	4.3	4.0	1,677	2,330	3,329
Boston (*Mass.*)	1.3	1.9	0.9	0.6	3.2	3.1	2,046	2,692	3,734
Lawrence—Haverhill	4.1	3.4	4.0	3.9	6.4	5.8	1,904	2,511	3,214
Lowell	1.0	3.9	2.0	5.1	4.3	6.9	1,727	2,266	2,855
Providence—Pawtucket (*R.I.*)	—0.1	1.5	1.0	1.7	4.0	4.8	1,656	2,333	3,471
Hartford (*Conn.*)	2.4	2.0	4.1	2.9	6.9	5.3	2,151	2,970	3,989
New Haven	1.3	1.3	1.9	1.6	5.4	4.4	1,996	2,992	4,223
New London—Groton—Norwich	...	2.9	...	2.3	...	4.1	...	2,619	3,293
Middle Atlantic	**0.7**	**1.4**	**1.4**	**1.4**	**3.2**	**3.7**	**2,154**	**2,686**	**3,621**
Albany—Troy—Schenectady (*N.Y.*)	0.8	1.1	2.3	1.3	4.3	3.7	1,892	2,393	3,217
Binghampton	2.1	3.1	3.8	3.5	5.9	5.9	2,057	2,610	3,522
Buffalo	0.6	2.6	1.5	2.7	4.6	5.7	1,842	2,639	3,803
New York—N.E. New Jersey	1.6	2.0	1.4	1.8	3.3	3.9	2,491	3,102	4,090
Rochester	2.5	2.2	3.7	2.3	6.7	5.3	2,131	2,991	4,335
Syracuse	3.2	3.4	4.6	3.5	7.5	6.6	1,804	2,496	3,658
Utica—Rome	0.7	2.2	1.5	2.3	5.3	6.1	1,406	2,172	3,478
Atlantic City (*N.J.*)	3.8	2.8	2.0	2.8	4.0	5.3	1,737	2,204	2,982
Trenton	1.9	4.3	1.5	4.1	3.8	6.7	2,177	2,845	3,944
Philadelphia (*Pa.*)	0.9	1.5	1.7	1.6	4.3	4.7	1,928	2,638	3,899
Pittsburgh	—0.3	2.2	0.6	2.0	3.6	4.9	1,865	2,674	3,847
Wilmington (*Del.*)	2.9	3.6	4.2	3.3	7.1	6.5	2,451	3,395	5,072
Baltimore (*Md.*)	2.0	2.8	2.4	2.3	4.7	4.9	1,895	2,467	3,446
Washington (*D.C.*)	2.5	2.9	3.2	2.6	5.1	5.6	2,453	3,050	4,453
Great Lakes	**0.6**	**1.6**	**1.6**	**1.4**	**3.3**	**3.9**	**2,033**	**2,476**	**3,368**
Cleveland (*Ohio*)	1.4	2.9	2.3	2.8	5.0	5.9	2,093	2,852	4,218
Indianapolis (*Ind.*)	2.2	2.8	4.6	2.6	7.1	5.5	2,218	2,946	4,259
Chicago (*Ill.*)—N.W. Indiana	0.7	1.6	2.0	1.9	4.4	4.8	2,331	3,071	4,421
Detroit (*Mich.*)	—0.5	0.6	2.0	0.7	4.0	3.2	2,147	2,710	3,741
Kenosha (*Wisc.*)	1.9	2.8	2.9	3.2	4.9	5.9	2,117	2,661	3,720
Milwaukee	2.2	3.0	3.0	3.3	6.2	5.7	2,056	2,959	3,995
Racine	1.1	2.8	2.6	3.4	4.6	6.1	2,028	2,551	3,568
Southeast	**1.0**	**2.0**	**1.5**	**1.3**	**4.2**	**4.6**	**1,238**	**1,712**	**2,605**
Norfolk—Portsmouth (*Va.*)	1.6	2.3	2.7	1.9	4.2	4.9	1,512	1,784	2,593
Huntington (*W. Va.*)—Ashland (*Ky.*)	0.7	2.5	0.4	1.3	4.3	5.5	1,260	1,995	3,395
Louisville	1.6	3.2	2.1	2.7	5.0	5.6	1,813	2,520	3,603
Memphis (*Tenn.*)	1.9	2.9	3.2	2.7	4.7	5.5	1,641	1,938	2,744
Charlotte (*N.C.*)	3.0	3.4	4.5	3.5	6.9	6.5	1,867	2,449	3,543
Winston-Salem	2.5	3.7	2.6	3.2	5.2	6.3	1,748	2,346	3,431
Columbia (*S.C.*)	4.0	3.8	5.7	3.8	8.5	7.4	1,307	1,779	2,769
Atlanta (*Ga.*)	2.9	3.9	4.0	4.0	6.9	7.3	1,816	2,528	3,799
Augusta	1.4	4.9	2.9	4.7	5.8	8.2	1,280	1,768	2,717
Ft. Lauderdale—Hollywood (*Fla.*)	...	8.7	...	6.6	...	9.9	...	2,327	3,493
Miami	5.2	5.1	6.0	4.7	7.9	6.9	2,043	2,543	3,303
Tampa—St. Petersburg	5.0	3.8	5.8	3.2	9.5	7.3	1,568	2,359	3,906
West Palm Beach	...	4.9	...	4.0	...	7.4	...	2,281	3,478
Birmingham (*Ala.*)	0.6	2.4	1.3	1.9	4.5	5.4	1,509	2,197	3,435
Jackson (*Miss.*)	3.2	3.6	4.2	2.8	7.1	6.8	1,437	2,004	3,267
New Orleans (*La.*)	1.5	1.8	2.7	1.5	5.6	5.0	1,584	2,208	3,416
Little Rock (*Ark.*)	1.6	2.7	2.1	2.9	5.4	6.3	1,453	2,122	3,268
Plains	**0.3**	**1.3**	**0.8**	**1.2**	**3.0**	**3.7**	**1,728**	**2,237**	**3,083**
Minneapolis (*Minn.*)	2.2	3.0	2.6	3.0	5.3	5.9	2,028	2,776	3,979
Des Moines (*Iowa*)	1.9	3.4	1.7	3.1	4.3	6.8	2,032	2,770	4,359
St. Louis (*Mo.*)	1.0	2.0	2.1	2.1	4.8	4.7	1,989	2,719	3,774
Fargo—Moorehead (*N.D.*)	...	3.0	...	2.4	...	4.2	...	1,796	2,251
Sioux Falls (*S.D.*)	1.2	2.8	2.0	2.8	4.6	6.1	1,928	2,592	3,952
Omaha (*Neb.*)	1.5	2.5	2.3	2.5	5.0	5.6	1,924	2,631	3,892
Wichita (*Kan.*)	3.4	3.9	5.3	3.2	8.4	6.7	1,708	2,407	3,713
Southwest	**1.9**	**2.5**	**2.4**	**1.7**	**4.2**	**4.7**	**1,578**	**1,964**	**2,859**
Tulsa (*Okla.*)	3.3	4.2	4.7	4.0	6.4	6.6	1,998	2,413	3,356
El Paso (*Texas*)	3.5	5.0	4.9	4.3	6.5	7.2	1,559	1,862	2,646

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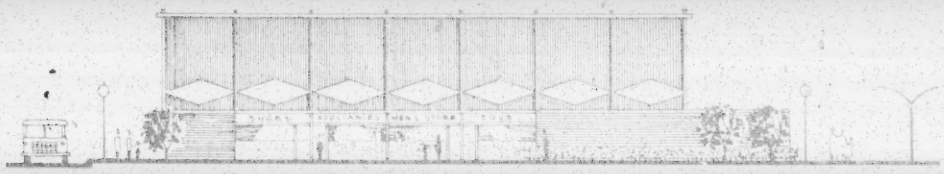

1962 ANNUAL REPORT

THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS

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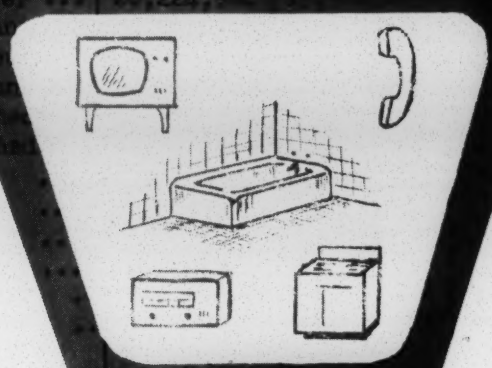


UNITED STATES CENSUS OF

HOUSING

1960

Little Rock, Ark.

CITY BLOCKS

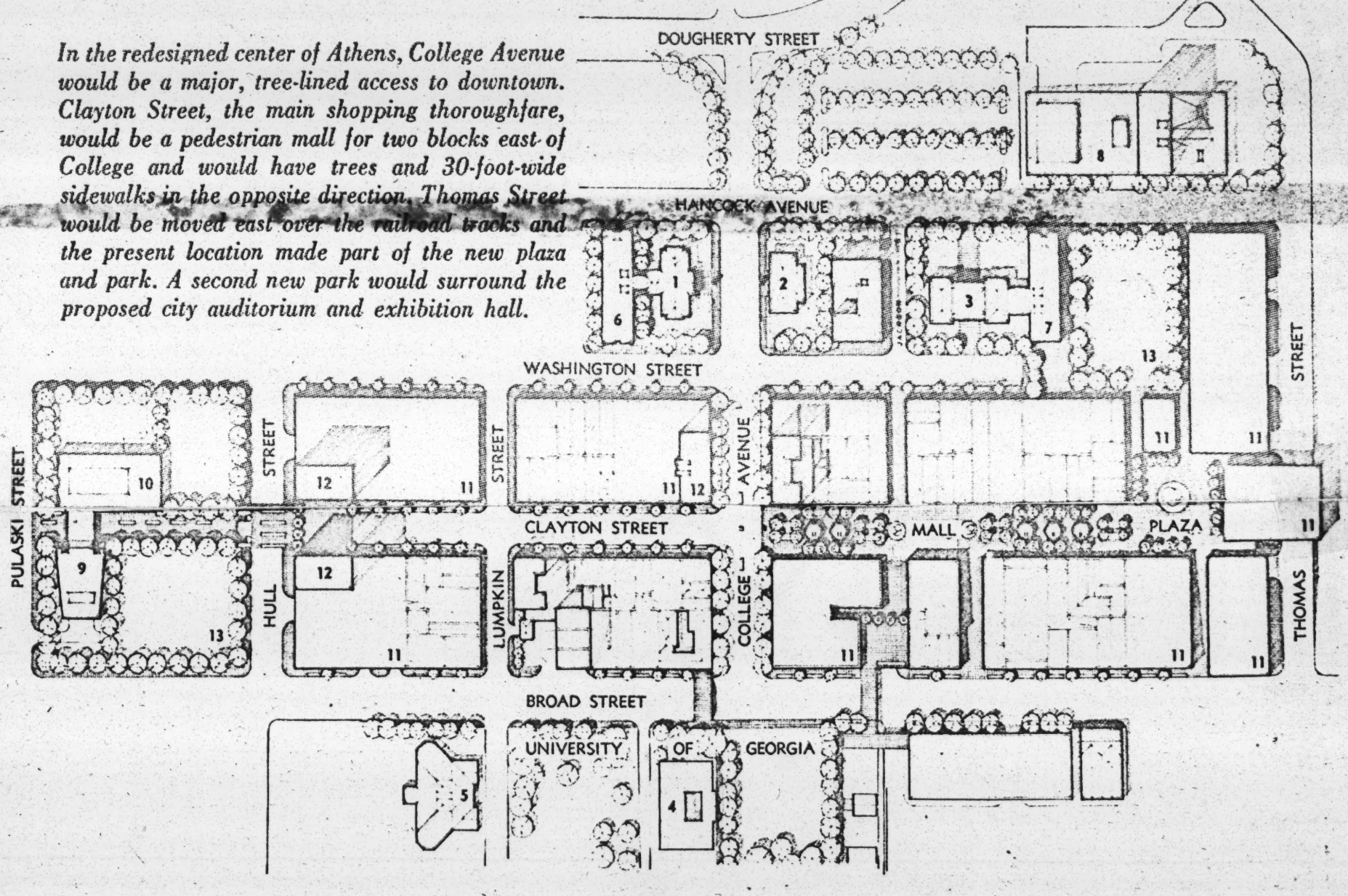
U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

Atlanta Journal - Constitution
2-28-65

Old Athens May Get A New Heart

By Andrew Sparks

In the redesigned center of Athens, College Avenue would be a major, tree-lined access to downtown. Clayton Street, the main shopping thoroughfare, would be a pedestrian mall for two blocks east of College and would have trees and 30-foot-wide sidewalks in the opposite direction. Thomas Street would be moved east over the railroad tracks and the present location made part of the new plaza and park. A second new park would surround the proposed city auditorium and exhibition hall.



1. City Hall
2. Proposed Public Library (old post office)
3. Clarke County Courthouse
4. University Administration Building
5. Suggested University Club
6. Suggested City Government Offices
7. Suggested County Government Offices
8. New Post Office, Federal Courts and Offices
9. Suggested City Auditorium
10. Suggested City Exhibition Hall
11. Suggested New Retail Shops
12. Suggested New Office Buildings
13. Suggested New City Park

"DOWNTOWN Athens has problems," says Allen Stephenson, speaking with rare candor for a Chamber of Commerce man. He is executive director of the Athens chamber.

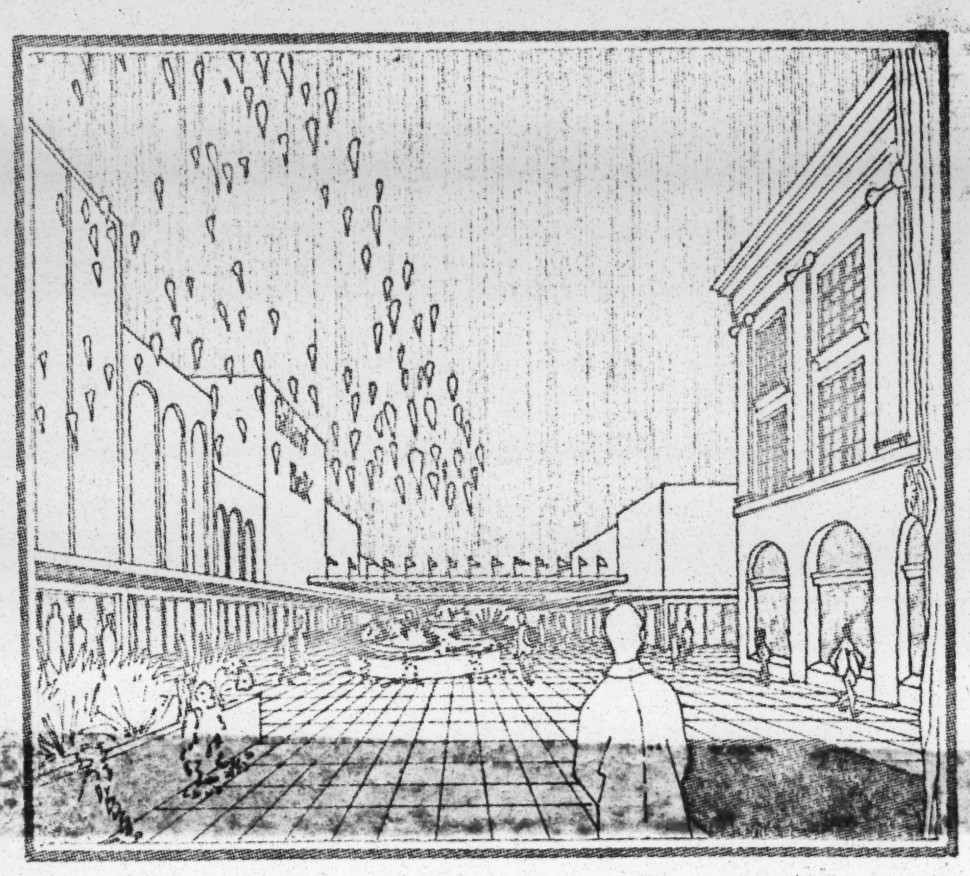
"What has happened to downtown Athens is taking place in cities and towns all over the country," he continued. "Automobiles haven't enough room to park. Stores in the central city are vacant. Business is moving to the suburbs. Shopping centers are growing and new commercial streets are developing away from the original city.

"Downtown we have one parking garage which the city built and two metered city-owned parking lots, one small and one somewhat larger. But these do not provide the necessary parking. Besides that, certain sections of the downtown district are in need of remodeling, rejuvenation or renovation, from the standpoint of physical attraction.

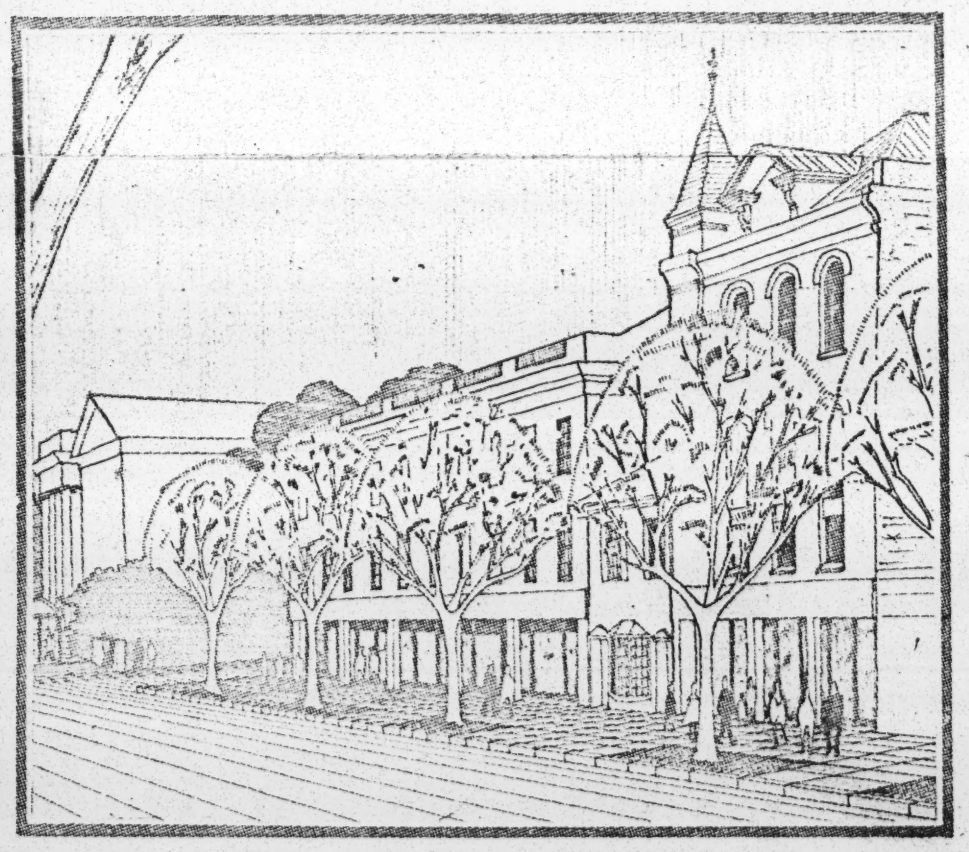
"As the downtown goes, so goes the rest of the city because the health of the over-all community is related to the central business district."

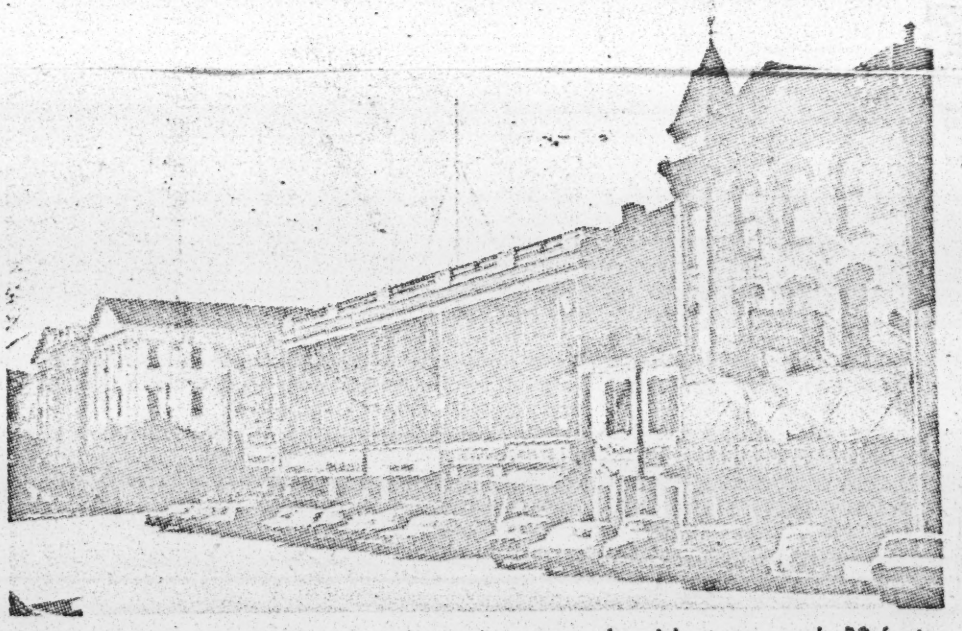
Like a man with a bad heart, Athens asked for the doctor's advice. The town now has the prescription for a cure and it may remodel its entire central area.

Aware of what would happen if the downtown continued to deterioriate, Mr. Stephenson approached the town's only architect, C. Wilmer Heery, and asked what could be done. Mr. Heery, the father in the father-and-son architectural firm of Heery and Heery, with offices in Athens and Atlanta,



Two blocks of Clayton Street would become a pedestrian mall. Thousands of underground parking spaces would help downtown stores like Davison's, at right.





The University would have a dramatic approach with trees and 30-foot-wide sidewalks along College Avenue, which would be main access to downtown.

offered to investigate and to recommend some solutions. This week the chamber announces the results of the study and the recommended changes which would make downtown Athens into the kind of place people would love and would go to—home folks, college students and out-of-town visitors.

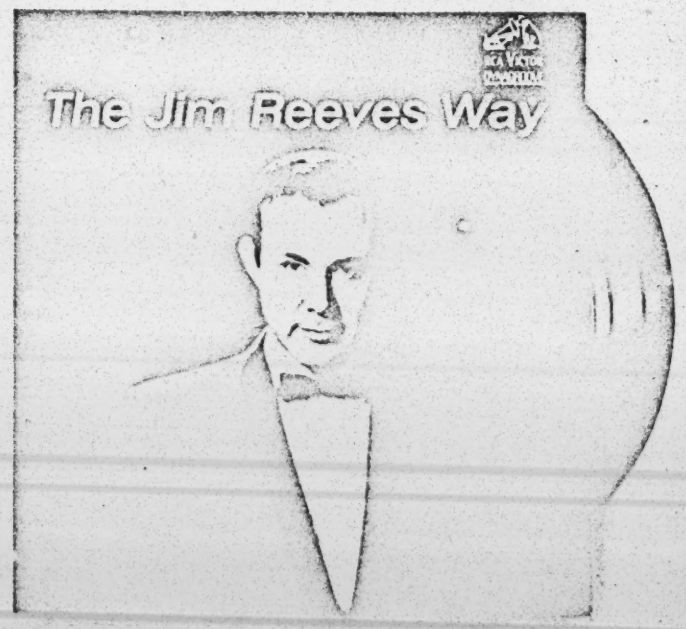
Diagrams, maps and drawings, which the chamber has reproduced in a brochure titled "The Classic City?" show the new Athens, a beautiful and exciting place with tree-lined shopping streets, plazas, green parks and pedestrian malls. On-street parking would be banned, but the automobile would be rewarded with thousands of parking spaces. They would be hidden, underground and out of sight, beneath the plaza and parks and new commercial buildings erected downtown.

The designer-planner whom the Heerys assigned to the project in their Atlanta office was Howard Melton. He is well fitted for the job. After four years at Georgia Tech, three in the Marine Corps and a year and a half at MIT for his professional degree, the young Mississippian went to work for a British architect and town planner in London. When he came back to Columbia to get his masters, his thesis project was redesigning his home town, Greenville, Miss., which is about the size of Athens. Currently he is on a three-month leave of absence and has a traveling fellowship to study pre-Columbian civilizations in Mexico and Peru. When he returns to Heery and Heery in the spring, he will have learned how some ancient architects and town *(Continued on Next Page)*

SONGS YOU LOVE...AND SOME YOU HAVEN'T HEARD

THE JIM REEVES WAY

The rich legacy of recordings by Jim Reeves is beautifully represented in this new Dynagroove album, a collection that shows the wide scope of his talent to excellent advantage. Here Jim offers a variety of tunes—favorites like "You'll Never Know," "Somewhere Along the Line," and "A Nickel Piece of Candy" as well as his big South African hits (sung in Afrikaans) "Bolandse Nooientjie" and "Ek Verlang Na Jou." 12 exciting performances by this greatly gifted singer.



RCA VICTOR
The most trusted name in sound

Athens Would Have 3,800 Parking Spaces

(Continued From Page 11)

planners who didn't have to worry about automobiles solved their problems.

He began his study of Athens on foot, interviewing merchants.

George Heery, the partner in charge of the downtown Athens study, said: "One thing we are trying to do in Athens is bring people into the center of town, unfold the city to them as they approach and make it visually satisfying. We also plan to make it easy and pleasant to walk in the downtown area, with trees, beds of flowers, sparkling fountains, covered walkways for hot or wet weather and open areas for enjoying the pleasures of outdoors."

At the last census, the population of Athens and Clarke County was just over 45,000. In 15 years, by conservative estimates, this will have increased to 75,000 or 80,000, not counting University of Georgia students, who are expected to number 20,000 just five years from now. By 1990, the area will have close to 100,000 people. By 1980, Athens can expect a $54,000,000 increase in retail trade.

"We hope a lot of it will happen in the center of town," said Mr. Melton. "This increase indicates that a million square feet of additional floor space would be needed."

The architects say that most people who go to Athens know that the university is there even if they aren't conscious of seeing it. In redesigning the town, one thing they tried to do is make people see it. Mr. Melton said he hopes to "visually affirm the presence of the university to a person as he comes into the center of town, to force him to see it and to make seeing it a more meaningful experience." To do this, the architects gave the town a dramatic new entrance, with the university arch at the end of it.

THIS main access to Athens would be College Avenue, which would be connected by Prince and Dougherty to the new by-pass being built around town. Trees lining the street would extend to the university arch on Broad Street, and with no street parking, the sidewalks would be widened to 30 feet.

Clayton, which is only five blocks long, would remain the chief shopping street, as it is now. It would be turned into a mall for pedestrians from College Avenue two blocks east to Thomas. In the other direction, it would have 30-foot-wide sidewalks and would dead end a block sooner than now, at Hull.

The city, which has rather disconnected public areas, would have three civic centers under the new plan. Motorists on College Avenue would pass through one of them as they drive between the city hall and the old post office. The city can probably obtain the old post office free to use as a public library when the new federal building is built. The old structure faces the city hall and the two buildings can be landscaped into a handsome unit. For some time the city government has needed more office space, and there has been talk of tearing down the city hall to build a bigger one. The architects would save this, a handsome link with the past, and add new offices in a connecting administration wing built in the rear.

A second public area to be developed in the new plan consists of the courthouse, which could be enlarged with a wing like the city hall if necessary, and the post office, court and federal building soon to be constructed on urban renewal land on Dougherty Street. This would be connected by a new plaza to the mall on Clayton Street. Parking under the plaza would be convenient for shopping or for business at the courthouse or post office.

The third public area is at the opposite end of Clayton, in a block now occupied by the bus station and a few other buildings, but not thickly built up. Here the architects propose a park with an exhibition hall and a city auditorium for concerts and plays. Parking on this side of town would also serve two purposes and be in use night and day.

Underground garages in the plan provide 3,800 spaces, in contrast to only 700 or 800 available now on downtown streets. The only other downtown parking is the tall parking garage built by the city and the two small city parking lots. All the new parking would be built under the plaza and the parks and in the basements of new buildings added by the master plan.

The new downtown Athens would have variety and contrast—quiet parks, the exciting expanse of a plaza, the physically intense area of the mall with shoppers, plants, kiosks, even flags flying to give it the gaiety of a bazaar.

How can all this be brought about? The architects answer that question, or at least give some of the possibilities.

First, there's urban renewal, which is already taking place just outside the area. Some towns, New Haven, Conn., for instance, are doing a tremendous amount of civic remodeling through this means. It is much easier than formerly because spot urban renewal is now possible, renewing as little as a single block rather than a vast area.

Second, the city could create a public redevelopment authority, like the Savannah Port Authority or the Atlanta Municipal Stadium Authority, which would require an act of the legislature. The authority would coordinate the redevelopment and might undertake some phases that are not feasible for private enterprise.

Third, private property owners could form individual development corporations—for financial gain—so that several adjacent smaller property owners could undertake a joint redevelopment of their property.

Possibly the project could be accomplished by a combination of all three.

However it is done, curing Athens' heart trouble is worth the energy and the investment.

"Happy Birthday to me, Happy Birthday to me. . . ."

Journal-Constitution 6-5-66

Athens Makes 14-Month Gain On Renewal

ATHENS, June 4—The City of Athens, with the assistance of a $3.5 million federal grant, plunged into a five-year, $5.5 million urban renewal project just north of the downtown section of the city in April 1965.

The project covers about 128 acres. Within this area were located some 300 families, about 350 buildings of various types, and approximately 50 businesses. More than hlaf the residents were Negroes, and housing ranged from large rambling frame homes to falling - down slums.

Now, 14 months later, though day-to-day progress on the project is hardly perceptible, even to the casual observer it is apparent that striking changes have been made.

Paul Hodgson, director of Urban Renewal in Athens, cited some of these changes. So far, he says, the city has acquired 141 pieces of land in the area and has signed options on 23 more. In the entire area there are about 300 separate pieces of land.

Of the 50 businesses, 26 have already been relocated; and others, such as the Athens Banner-Herald, are in the process of moving into new quarters.

ONE HUNDRED ninety - two families are involved in the land already acquired; and of these 131 have been relocated, and so far 55 buildings are being demolished, and 33 have already been razed and the ground cleared.

No property has yet been re-

ONE HUNDRED ninety - two families are involved in the land already acquired; and of these 131 have been relocated, and so far 55 buildings are being demolished, and 33 have already been razed and the ground cleared.

No property has yet been resold, Mr. Hodgson stated. However, a portion has been promised to the federal government for a new federal building. And listed as "second priority" is a nonprofit apartment project sponsored by the AME Church to be built in an area west of College Avenue.

As for progress on the five-year project, Mr. Hodgson noted that "in acquisition we are about where we expected to be. But in moving people we are behind schedule because there is just no place for them to go."

Mrs. Elner Vaughan, who is in charge of relocation, explained that Urban Renewal cannot move people from the area into substandard housing, though if residents choose to move to a substandard dwelling nothing can be done to prevent their doing so.

Because many dwellings in the city have been condemned by the city inspector, there is just not enough low-cost housing to take care of the people displaced by urban renewal, many of whom subsist on welfare or Social Security checks.

"THE HOMEOWNERS have been easiest to place," Mrs. Vaughan stated. "They are able either to buy or build another home. But the renters must pay at least $60 a month for a house large enough for a family, and most of these people can't afford over $50. Some can't afford that much.

"Then there are many elderly people who have always lived within walking distance of town. It's very hard to find a place they can afford near a shopping area."

Some families have been located in public housing, and completion of another public housing project on Hawthorne Avenue will provide many other apartments.

HOUSING THE MILLION

The above title, while specifically inexact inasmuch as this report deals with housing problems inside Atlanta's city limits, is appropriate in the larger sense that solutions to Atlanta's housing problems can only be achieved through the resources of the entire Atlanta Metropolitan Region -- the abode of "the Million."

January 10, 1961

Prepared for
A group of Atlanta business leaders

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Mr. Cecil A. Alexander
70 Fairlie Street, N.W.
Atlanta 3, Georgia

Dear Cecil:

This transmits the written report covering the assignment you tendered me on behalf of a group of Atlanta businessmen. I have enjoyed this opportunity to study Atlanta's housing problems and hope the product will be of some help in reaching solutions.

Kindest regards and best wishes,

Sincerely,

Hamilton Douglas Jr

Hamilton Douglas, Jr.

HDjr/sh

Enc.

FOREWORD

This report was prepared for a group of business leaders interested in finding answers to Atlanta's housing shortage. The assignment was three-fold:

1. To investigate the nature and extent of the housing shortage in Atlanta and determine its cause or causes.

2. To investigate methods being used in Cleveland, Pittsburgh, Baltimore and any other cities which have had experience in dealing with housing shortages through the medium of private agencies.

3. To determine desirability of setting up in Atlanta a privately-financed, non-profit revolving fund to spur increases in the supply of standard housing.

This report is based on field trips to inspect the operations of housing programs in Cleveland, Pittsburgh and Baltimore; study of reports and other materials from these and other cities; housing and population statistics prepared by staff members of the Atlanta Region Metropolitan Planning Commission; interviews with builders, developers, mortgage bankers, public agency officials, real estate brokers, and others active in various phases of renting, building and rehabilitating housing in Atlanta; and on the writer's experiences in the Atlanta Urban Renewal Program.

HAMILTON DOUGLAS, JR.
Atlanta, Georgia
January 10, 1961

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I. SUMMARY

In 1960, one-third of Atlanta's families were without housing conforming to minimum standards of the Atlanta Housing Code, a total shortage of:

52,660	standard housing units
-25,109	substandard units that can be rehabilitated
27,551	new units needed
+19,600	new units to take care of population increases by 1970
47,151	Atlanta's rock-bottom need for new housing units by 1970
-15,790	white and Negro families who can afford new units
31,361	
-19,442	Negro families who cannot afford standard housing outside public housing projects
11,919	lower-middle income Negro families, not eligible for public housing and unable to pay for standard private housing under present conditions of Atlanta's housing market
Unknown number	lower-middle income white families who are leaving Atlanta in search of standard housing within their means.

These are the heart of Atlanta's housing problem.

However, to these must be added the needs of 750 families unable to rehabilitate their homes for lack of ability to finance required repairs, and

The shortage of Negro residential land which forces up the price of new dwelling units and forces transition of white neighborhoods to Negro occupancy,

And you have the fundamental elements of Atlanta's housing problem for the next decade.

A Proposed Solution

A privately-financed, non-profit revolving fund could furnish answers to those housing problems which are within the scope of private enterprise.

Such an Atlanta development fund could lend intermediate equity capital, where not otherwise available, to enable developers to "put together a housing package." Such loans, secured out of "first profits" of the development, would be useful in implementing apartment projects, financed by long-term FHA-guaranteed 90 percent loans.

The Development Fund, by taking risks unacceptable to the private investor, could thus supplement the builder's venture capital to make possible housing which otherwise could not be built within the means of the lower-middle income white and Negro families who constitute the bulk of the housing problem which lies within the scope of private enterprise.

Atlanta Development Fund could also use its resources in many other ways within its basic concept that whatever increases the supply of standard housing in the Atlanta Metropolitan Region is within the scope of its activities:

1. By building cooperative apartments which require non-profit sponsorship to qualify for 100 percent, 40-year FHA loans;

2. By sponsoring Negro "satellite cities" to relieve pressures on the Negro residential land market and to relieve population pressures within the City of Atlanta;

3. By purchasing large tracts of land for development by builders in scheduled phases according to overall plans designed by the Development Fund;

4. By making rehabilitation loans to "hardship" cases unable to obtain financing through standard channels;

5. By sponsoring single-house demonstrations and other programs for encouraging citizen cooperation in neighborhood rehabilitation and conservation programs;

6. By purchasing and rehabilitating key buildings in run-down neighborhoods to reverse trends of neighborhood deterioration or to preserve harmony in a transition area;

7. By purchasing tracts of land to be held until the land becomes "politically usable" for Negro residential housing;

8. By removing artificial barriers to use of land otherwise available for Negro residential use; and

9. By sponsoring housing projects to demonstrate the possibilities of cutting costs by use of new materials, design, technology and production.

II. PROBLEM: HOUSING SHORTAGE

The size of Atlanta's housing problem depends on definitions. If any structure in which people live is accepted as adequate for the purpose, regardless of condition of structure and regardless of number of persons per room, there is no shortage. However, if Atlanta continues to insist, as it is now insisting through the recently-adopted Atlanta Housing Code, on minimum standards of condition and occupancy, there is a very real shortage:

One of every three families
is without adequate housing.

As of April 1, 1960, 105,340 standard housing units (units meeting minimum standards of the Atlanta Housing Code) were available to house 158,000 families then living in the City of Atlanta, indicating a shortage of 52,660 housing units for adequately housing today's population. Since 25,109 of the substandard units are estimated to be in sound enough condition to be repairable, the rock-bottom shortage which can only be met by new construction currently totals 27,551 units.

In addition, forecasts indicate that 19,600 additional units will be required by 1970 to house the expected population increase and to replace units lost through fire,

conversion to business and similar causes. Thus in the next decade a total of 47,151 new units must be built and 25,109 existing units must be rehabilitated if Atlanta's anticipated 1970 population is to be adequately housed. This total is on the conservative side and does not include factors for which no estimates are available, such as the number of today's standard or repairable units that will become unrepairable before 1970, and the number of standard houses that will be torn down to make way for expressways, parks, schools and other uses in condemnation programs not now contemplated.

This rock-bottom need for 47,151 new housing units by 1970, requiring a building rate of 4,715 units per year, is well within the demonstrated capacity of the local building industry. During the years 1952-1959, building permits were issued for an average of 3,472 units per year, including 5,540 permits in the peak year, 1959.

Why, then, the current shortage of 27,551 units?

HOUSING UNITS NEEDED, 1960-1970

	Total	White	Non-White
To meet new growth	14,400	1,300	13,100
To replace units lost through conversion to business, fire, etc.	5,000	4,000	1,000
To house families now living in dilapidated units	20,551	3,811	16,740
To house families "doubled up" in 1960	7,000	3,000	4,000
To provide a normal vacancy rate	4,500	3,000	1,500
Sub-total	(51,451)	(15,111)	(36,340)
Less standard vacant units in 1960	4,300	4,300	---
TOTAL NEW CONSTRUCTION REQUIRED, 1960-1970	47,151	10,811	36,340

New Construction for Whites

Despite massive condemnation programs, large-scale transitions of white neighborhoods to Negro occupancy and population increases, the white housing market during the "50's" has been relatively stable. There was no apparent unsatisfiable demand for rental or sales housing during the period. A higher-than-normal rate of vacancies was maintained. Public housing projects for whites were operated with small or non-existent waiting lists.

From this experience of the past decade, it is apparent that the need by 1970 for 10,811 new housing units for whites will present no serious problem, as such, since more than 14,000 units for whites were constructed during the years 1952-1959 alone.

However, this experience is warning
of serious trouble of another kind.

Population explosion as a fact of contemporary American urban life has been experienced in Atlanta as elsewhere, and is composed of a double movement of people. One movement is from farm and small city to large urban region and this more than any other factor caused the population of the five-county Atlanta Metropolitan Region to increase by 290,203 during the "50's."

The second movement, from large city to unincorporated suburbs, a movement

within the large urban region, has been a major cause of the surprising distribution of the Atlanta Region's growth: only 49,670 in the City of Atlanta (11.3 percent increase), compared with 240,533 for the rest of the Region (83.2 percent increase).

Analysis by Race

This comparison becomes significant for this discussion when the figures are analyzed for racial distinctions: in Atlanta, whites increased by only 3,187, Negroes by 46,483; in the rest of the Region, whites increased by 238,697, while Negroes increased by only 1,836. In other words, the double movement of people applied in Atlanta during the "50's" to the white population only; the Negro, meanwhile, has moved from the country to the city but has not yet joined the "flight to the suburbs."

A large number of whites who are leaving the city are those who can afford to live in the city but are seeking the amenities of suburban life. Another large number, however, are leaving the city because they are unable to afford to stay. This applies particularly to the lower-middle income families who once lived in areas since yielded to Negro occupancy or to government clearance programs.

> As a result of these pressures, the slums of Atlanta are now occupied almost exclusively by Negroes.

The displaced whites, having mobility generally superior to that of the Negro,

have left the city for cheaper land and lower building standards in other parts of the Region, and in many places are creating new shell-house and tar-paper rural slums. Their Negro counterparts, unable to exist apart from mass transportation systems, have doubled up in their slums or have taken over slums and other generally substandard areas once occupied by whites.

One of the most reliable indicators of this movement of whites out of the city, noted by Atlanta Urban Renewal officials, is the steady "disappearance" of the dislocated whites from the lists of former slum dwellers entitled to relocation advice and service. It is believe that such "missing persons" have left the city seeking accommodations in other areas of the Region more suitable to their budgets.

This phenomenon of the disappearance of large numbers of lower-middle class whites from the city, while caused by shortage of housing, is not itself a shortage. The shortage is actually being relieved by the migration, and to that limited extent, the migration is useful.

> If, however, there is any overall civic desirability in keeping this particular group within the city, the apparent solution is to take necessary steps to provide adequate housing for this group where it is not now being provided.

New Construction For Negroes

While there is no foreseeable shortage of standard housing for Atlanta's white population during the next decade, experience indicates that a large proportion of the 36,340 new housing units needed for Negroes by 1970 will not be built unless the factors which in the past have held back construction of housing for Negroes can be identified and eliminated.

During the "50's," Atlanta's Negro population increased from 136,416 to 182,899 (23.8 percent increased compared with 1.0 percent for whites), resulting in an additional 13,100 families. During the same period, the housing supply for Negroes was increased by 14,000 units (mostly new) as a result of construction of 13,000 new units, "transition" of 7,000 units (most substandard) from white occupancy, and loss of 6,000 units (mostly substandard) to fire, condemnation and like causes.

> Thus building programs greater than any previously undertaken in Atlanta were only able to keep pace with the Negro population increase, without making any substantial dent in the backlog of substandard housing inherited from the past.

Answers to the question: "Why hasn't the building industry met the need for Negro housing?" seem to be in two fields: 1) inability of the Negro to pay; and 2) shortage of land on which to build Negro housing.

Inability of the Negro to Pay

Part of the failure of the building industry to meet the need for standard Negro housing in Atlanta has been caused by inability of many Negro families to afford the purchase price or rental required for standard housing. This lack of ability to pay an "economic rent" is graphically illustrated when the estimated 1970 shortage of 36,340 new standard Negro housing units is analyzed according to estimated income and rent-paying ability of families expected to occupy such housing.

COMPARISON OF NEGRO DWELLING UNIT RENTS AND FAMILY INCOME, APRIL 1, 1957

Families	Percent of Total	Annual Income	Monthly Rent-Paying Ability
19,442	53.5%	Under - $3,000	Under - $40
11,919	32.8	$3,000 - $4,999	$40 - $60
4,979	13.7	$5,000 - Up	$60 - Up
36,340	100.0%		

Note: This analysis is based upon income levels as of April 1, 1957. Any substantial relative increase in Negro income levels after that date would probably decrease the number of Negro families in the lowest income group, while increasing the number in the "lower-middle" and highest income groups.

The great majority of those 19,442 families with annual incomes under $3,000 will be eligible for public housing, though it is questionable whether the city government would

agree to such drastic expansion of Atlanta's public housing facilities. For those families in this income bracket who are unable to enter public housing there seems no immediate answer except substandard housing.

There is no present possibility, and indeed no reasonable prospect, that even one-bedroom standard dwelling units can be built in Atlanta to rent for as little as most of these families can afford, or that such a unit can be built to sell for a price within the limited purchasing power of most families in this income category, as illustrated by the following analysis of current rentals and purchase prices of Negro dwelling units in the City of Atlanta.

ANALYSIS OF STANDARD NEGRO DWELLING UNITS
BY MONTHLY RENTAL AND PURCHASE PRICE

Type	Size	Minimum Monthly Rental	Minimum Purchase Price	Minimum Monthly Payment
Apartment or duplex	2 BR	$60		
Apartment or duplex	1 BR	$47		
House	3 BR	$85		
"221" house	3 BR		$10,000	$70
"221" house (proposed design)	3 BR		$ 8,700	$59
"221" house (proposed design)	2 BR		$ 8,000	$54

Note: New houses with 40-year mortgages insured under FHA Section 221. The "minimum monthly payment," which includes principal, interest, taxes and insurance, is for 100 percent loans, and would be reduced in proportion to the amount of any down payment. No examples of the "proposed design" houses have yet been built.

Those 4,979 families in the highest ($5,000-up) income bracket should not have any financial difficulty in finding standard housing of one type or another, if land is available upon which to build.

The Lower-Middle Group

Those 11,919 families in the lower-middle ($3,000-$4,999) income bracket, however, will find extreme difficulty in affording standard housing under present conditions. Families at the top of the range can rent a two-bedroom apartment or duplex or buy a three-bedroom "221" house. Families in the middle range can rent a one-bedroom apartment or duplex or conceivably buy a two-bedroom "221" house. Families at the bottom of this income category, however, have even less possibility of having standard housing than do their more fortunate poorer neighbors who can at least look forward to the possibility of public housing. To summarize:

1. 19,442 lowest-income families seem beyond the possibility of housing assistance from private enterprise unless the next decade brings sizable increases in their income levels.

2. 4,979 highest-income families can be expected to solve their housing problems under the existing price structure, if land for Negro housing is available.

3. 11,919 lower-middle income families are within the possibility of housing help from private enterprise, but only if current conditions can be so altered as to make standard housing available at lower prices.

Shortage of Land

In 1960, Negroes comprised 37.5 percent of Atlanta's population and occupied 16.5 percent of the developed residential land. Whites, who comprised 62.5 percent of the population occupied the remaining 83.5 percent of developed residential land. No specific figures are available, but it is clear most of the additional vacant acreage within the city which is zoned for residential use is "politically unavailable" for Negro use.

These conditions cause artificial scarcity of land available for Negro housing, in a community in which there are no natural barriers to geographic expansion and in which the white community has effective possession of considerable residential acreage which is vacant or very thinly occupied.

The problem is intensified by the locations of the white and Negro residential areas relative to each other. The Negro typically occupies the belt of older residential land surrounding the downtown heart of the city, which belt is in turn ringed by wide bands of residential areas occupied by whites. Very few Negro residential areas are

adjacent to low-density areas of potential expansion.

Result: Such expansion of Negro residential space as occurs is usually by way of transition of the confining white neighborhoods.

Regardless of cause, the fact is that land for Negro residential construction is extremely limited in the City of Atlanta. This scarcity has a doubly inhibiting effect on the ability of private enterprise to fill the shortage of housing for Negroes.

1. The first effect is obvious: no land, no buildings.

2. The second effect is equally inhibiting, if more subtle: the shortage of land artificially increases the cost of what land is available, so that the cost of sales houses and rental units to the Negro is similarly increased.

Though no estimates are available, there can be no doubt that if the Negro housing problem could be faced in a land market without artificial limitations, the availability of housing would be increased at the same time that the cost was lowered.

A part of the Negro's problem in this connection is his relative lack of mobility which ties him closely to mass transportation systems and thereby effectively prevents him from skipping over the white residential ring and moving to vacant land on the outskirts. We have previously mentioned the typical lower-middle income white family which solves its inability to afford standard housing within the city by moving to other parts of the Metropolitan Region where housing is cheaper and where housing standards are not so high.

It is the lower-middle income Negro's inability thus to escape which doubles him up in his already overcrowded residential space and helps create the new slums of tomorrow.

Rehabilitation

In addition to the housing problems and needs already discussed, there remains a total of 25,109 substandard but repairable dwelling units, divided almost equally between the races, which can only be considered as a part of Atlanta's standard housing supply if necessary repairs are made.

> It is only to the extent these units can be rehabilitated that the number of new units required can be held to the already high totals indicated above.

Rehabilitation involves the making of whatever repairs are required to bring a substandard dwelling unit into conformance with the minimum standards of the Atlanta Housing Code. Some required repairs are minor and inexpensive and create no insurmountable problem for the owner. Other repairs are of such nature as to involve substantial construction and such cost that some owners are not able to finance the required work.

Atlanta Urban Renewal housing inspectors have found that owners of approximately three percent of salvable substandard units (whether whites or Negroes) are unable to make necessary repairs, because of inability to obtain loans for this purpose. This percentage figure applied to the total rehabilitation problem in Atlanta indicates that some

means must be found to assist some 750 such "hardship" cases if their homes are to be salvaged.

> Failure to find some such assistance will not only increase the new construction load by 750 units, but will in many instances seriously delay the removal of a "blight spot" from an area which is in process of controlling the spread of slum conditions in its neighborhood.

The rehabilitation problem is additionally complicated by the fact that the process of pin-pointing sub-standard units by city-wide housing inspections cannot hope to be completed for existing housing, with the present number of city inspectors, before 1968. The rate of rehabilitation can be stepped up tremendously, however, by neighborhood improvement drives which not only inspire voluntary compliance but initiate whatever enforcement activity is necessary to obtain complete compliance within the neighborhood.

III. SOLUTION: ATLANTA DEVELOPMENT FUND

Atlanta's housing problem for the next decade thus has at least five faces:

1. Lower-Middle Income Whites. Standard housing for lower-middle income white families can be supplied within the city by private enterprise only if new housing is made available at lower prices.

2. Lower-Middle Income Negroes. Standard housing for 11,919 lower-middle income Negro families can be supplied by private industry only if new housing is made available at lower prices.

3. Rehabilitation. Standard housing for 25,109 white and Negro families can be supplied without increasing the demand for new construction only if ways are developed to finance rehabilitation of the substandard units they now occupy.

4. Shortage of Negro Residential Land. More standard housing can be built for Negroes at lower prices if additional land, inside or outside the city, is made available for Negro residential use.

5. Lowest-Income Negroes. Standard housing for 19,442 lowest-income Negro families can only be supplied by public housing.

An Atlanta Development Fund could furnish practical solutions to those aspects of Atlanta's housing problems that lie within the scope of private enterprise, including the first four items set out above. Such a fund, set up along lines successfully used in other cities, would be:

A privately-financed, non-profit, revolving fund to supply money for use in any manner calculated to overcome Atlanta's housing shortage.

The initial size of the Atlanta Development Fund might be set at $1,500,000, an arbitrary suggestion based on Atlanta's population and housing needs relative to those of Cleveland and Pittsburgh, cities which initially set $2,000,000 goals for similar purposes.

The fund could be raised, as in Cleveland and Pittsburgh, by a combination of: 1) outright gifts from foundations and corporations; and 2) long-term (7 to 10 years) development loans from business organizations bearing 4 percent interest, if earned, with possible addition, as in Cleveland, of $500 non-recurring membership fees from business organizations.

The fund could be administered, as in Cleveland, by a professional staff and a board of directors elected by the fund membership, with expenses raised by annual grants from foundations and corporation members; or, as in Pittsburgh, administered by an operating corporation (Action Housing, Inc.) with operating expenses raised as a part of the annual United Fund Appeal.

In any event, experience in these two cities indicates it is not reasonable to expect the fund to earn enough on its loans to pay its operating expenses, and some other methods of meeting the annual operating budget must be provided.

How the Fund Would Work

A primary function of the fund would be to lend money as a catalytic agent to stimulate private investment in new housing construction. Such money, variously described as "trigger money," "seed money," and "linking funds" would provide the intermediate equity, when not otherwise available, necessary to put together a housing "package."

> Construction of standard housing at prices within the means of lower-middle income families -- the heart of the housing problem in Atlanta, as elsewhere -- is virtually beyond the capacity of private enterprise except as assisted by federal lending programs.

The plain arithmetic of land cost, land development cost, and construction cost, when undertaken on a conventional basis, adds up to a total which cannot be amortized out of monthly payments of lower-middle income families. Unfortunately, participation in federally-assisted programs frequently involves such thin return and so much red tape that investors have been reluctant to tie up even the minimum amount of equity capital required.

> Here the Development Fund would step in: With better housing as a primary motive rather than the necessity of an economic return on investment, the Development Fund could take risks unacceptable to the private investor.

It could supplement the builder's venture capital to make possible additions to the housing supply which would otherwise not be built. The Development Fund would thus supply the legendary horseshoe nail, for lack of which the housing battle has all too frequently been lost.

Little need for such supplementary equity capital has been indicated to date in Atlanta's highly-successful "221" building program. These single-family homes are built to sell for as much as $10,000, with 100 percent loans up to that amount guaranteed by FHA. The demand for these houses has been such that builders have been able to tie up very little capital for a very brief time in order to take their profit and move on to other projects.

"221" Houses No Panacea

The only drawback to this program as a panacea for Atlanta's housing ills lies in the fact that these houses, even when priced to sell for as little as $8,000 ($54 monthly payment, including taxes and insurance) will still be beyond the rent-paying ability of most of those lower-middle income families which must be served if Atlanta's housing problem is to be licked.

> Apartments appear to be the only type of construction which can conceivably be built inside the city within the income range of this group, which type of construction has the added virtue of making better use of Atlanta's rapidly shrinking supply of available land.

The shortage of equity capital in the apartment field is best demonstrated by the fact that there is not, to date, a single apartment unit built or under construction in Atlanta utilizing the FHA long-term loans available for that purpose under the urban renewal program. Some projects are being talked about, it is true, although the difficulty of "putting the package together" has delayed for a period approaching three years, several proposals for construction of cooperative apartments under the provisions of FHA Section 221, which allow 100 percent loans for up to 40 years where the project is under sponsorship of a non-profit corporation.

> Part of this difficulty is the fact that the 100 percent loan is based on 100 percent appraisal of the market value of a building not yet built, and a conservative appraisal or unanticipated large construction costs can throw the entire financing scheme out of balance.
>
> Part of the difficulty is the "non-profit sponsorship" requirement.

Other FHA apartment-building possibilities, under either Section 220 or 221, call for 90 percent loan guarantees, which brings the prospective developer face to face with the need for the kind of support that would be available from the Development Fund.

Suppose the developer contemplated building an apartment project on urban renewal project land at a total cost of $1,000,000. He would be required to put up $100,000 of the total, which, unlike the "quick turn-around" involvement in 221 houses, would be at least a semi-permanent investment.

If our developer is a very large, adequately financed builder, he will have no need for help from the Development Fund or anyone else.

However, builders of this type are not characteristic of the building industry generally or of the Atlanta building industry in particular. Our developer will more likely be the typically good, but underfinanced, builder who cannot be expected to find $100,000 at anything short of prohibitive rates, if at all. He might be able and willing, however, to put up three percent, or $30,000, on his agreement to repay the Fund's loan of $70,000 over a five-year period out of his first "profits" from the venture, a feasible repayment plan in light of FHA experience showing a cash throwoff on actual cash equity of approximately 15 percent per year.

Security for Loan

The Development Fund's loan, bearing six percent interest, would be secured by deposit in escrow of all the stock of the developer's rental housing corporation, in a financial transaction which might be described as being on a non-profit but economic basis, not without risk, but also not without reasonable prospect of fairly prompt return of capital for reinvestment in other housing projects. The developer, having put his package together with aid of the Development Fund and thus insured Atlanta of a substantial addition to its supply of standard housing, might pay out in a shorter period by selling all or a part of his package to other investors.

The significant role of the Development Fund, let it be noted, would not be to compete with private venture capital, but to supply the "missing link" without which needed housing construction would not, and could not, be built.

While this example is typical of results which might be achieved by the use of such a fund in the role of "catalytic agent," it is certainly not exhaustive of its possible uses in this field, which would be limited only by the opportunities presented and the collective financial imagination of its directors. One can envision many other possibilities:

1. Sponsorship of a cooperative apartment project, requiring as it does the incentive and financial ability to hold a non-profit program together during the period required to sell the units to individual owners.

2. Sponsorship of Negro "satellite cities" in parts of the Metropolitan Region outside Atlanta to relieve the pressures on the Atlanta Negro residential market and to relieve population pressures in the center of Atlanta, where unassisted developers would not be able to undertake the risks required in establishing facilities, including mass transportation, necessary to attract Negroes to leave their settled (even if overcrowded) neighborhoods and pioneer such a break with their traditional mode of life.

3. Purchase of large tracts of land for development in scheduled phases by private builders, all of whom would be committed to build according to an overall design sponsored by the Development Fund.

Such a fund could be used for purposes other than furnishing equity capital, limited only by its basic concept that whatever will increase the supply of standard

housing is within the scope of the fund's activity.

Other fields where the Development Fund might be used:

1. Rehabilitation. The least expensive way to obtain a standard housing unit is to repair a substandard unit. Unfortunately, the house-by-house approach required by rehabilitation does not lend itself to production-line solutions, nor does it have the appeal to the imagination inherent in massive new construction programs. Nevertheless, the challenge of 25,109 repairable housing units which must be replaced by new construction if they are not repaired, should be inspiring enough to produce necessary solutions.

The first requirement of an effective rehabilitation program is a system of inspections to pinpoint those units requiring repairs, a function being supplied by the Atlanta housing inspectors.

The second requirement, money to effect required repairs, is an insurmountable obstacle to owners of some of the units thus far inspected. Though loans are readily available, about three percent of the total rehabilitation load (some 750 owners) will be "hardship" cases for whom no financial help can be expected from any conventional sources.

> The Development Fund could be used to cure this problem by setting up an amount from which to make rehabilitation loans where not otherwise available.

In Baltimore, the Fight-Blight Fund was set up to assist hardship cases comply with requirements of housing code enforcement. Operating on $43,000 of contributed capital, the fund was able to assist 240 cases to completion by advisory service only. Of 76 loans actually made, only 11 have had to be written off as uncollectable, while 34 have been repaid in full. The Fight-Blight Fund is now seeking gifts to build its assets to $100,000 in order "to measure up to its future obligations."

> The Atlanta Development Fund might also assist the rehabilitation program by sponsoring single-house demonstrations of rehabilitation techniques.

Such demonstrations and other fund-sponsored programs for encouraging citizen interest in the rehabilitation and preservation of residential neighborhoods have been a standard part of the activities of the development funds in Cleveland and Pittsburgh.

2. Selective Purchase. Another use to which the Development Fund might be put is purchase of key buildings or blocks of buildings in run-down neighborhoods for rehabilitation and resale, or conversion to another use by demolition and new construction, for the purpose of reversing trends of neighborhood deterioration.

> For example, selective purchase of particular houses in the area between Ponce de Leon Avenue and Piedmont Park for conversion to apartment houses (either by the Development Fund alone or in conjunction with private capital) might be the means by which the entire area could be saved.

The alternative to such a program will in many instances be loss to the city of a substantial supply of white dwelling units, by transition to Negro residential uses or to commercial uses, and the simultaneous departure from the city of a substantial number of white citizens. Such a program of selective purchase, impossible under government sponsorship but well within the province of a private corporation, might also be used as a means for preserving racial harmony in a transition area, either by halting a trend or by assisting in an orderly transition.

3. Residential Land for Negroes. This again, is a field in which governmental agencies have limited usefulness but where discreet activity by a private agency could have significant effect in meeting Atlanta's housing shortage. Such activity could work in two ways:

-- By making available additional residential land for Negroes within the city limits, and

-- By encouraging Negroes to move into standard housing outside the city.

The latter objective has already been mentioned in connection with creation of "satellite cities" entirely for Negroes which could take advantage of lower land costs to reduce cost to the occupants. Such cities would have all of the amenities of their white-occupied counterparts (such as Forest Park) and would provide adequate, regular and inexpensive mass transportation to the city. Such a project, to be financially

feasible, would require government-guaranteed loans, which in turn would necessitate approval by FHA, the City of Atlanta and the government of the area in which the new "satellite city" would be built. Approval of a subdivision of this kind (as distinguished from a "satellite city") was actually obtained from Atlanta and the other government involved, but was turned down by FHA.

> Obviously, such a project must be undertaken on a scale large enough to satisfy FHA that the project would attract Negro purchasers, which in turn indicates the necessity of such a sponsor as the Development Fund.

The objective of making additional land for Negro use available within the city could be served by purchasing tracts of land to be held until such time as the land becomes politically usable for Negro residential purposes. There exist numerous tracts lying in the path of Negro residential expansion which are serving as "buffers" to the white residential areas next adjacent. In many cases, these buffers are only temporary and when the inevitable surge of transition overtakes the buffered white neighborhood, the buffer itself has already been put to some irretrievably non-residential use.

> The Egleston Hospital property might have ultimately been used for Negro residential units if it could have been bought and held until its ultimate best use could have been determined on the basis of future events.

Additional Negro residential acreage could also be obtained by using the Development Fund to remove artificial barriers to use of otherwise available land. (For

example, construction of a bridge over Proctor Creek south of Perry Homes would make land now lying vacant south of the creek politically available for Negroes by providing access to it through areas now occupied by Negroes. The land is now only approachable through the all-white Grove Park Community.)

4. New Housing Design and Technology. One of the four objectives of the Pittsburgh Development Fund is to "provide large-scale demonstrations of new housing materials, design, technology and production." This objective is in process of realization in PDF's first project -- "East Hills"--in which it is providing 1,680 new dwelling units by utilization of some of the techniques already discussed:

1. Purchase of a 140-acre landsite,
2. To be planned as a whole and parcelled out for phased construction by builders,
3. Who will be assisted in their financing by intermediate equity loans from the fund.

In this project are to be demonstrated the feasibility of a variety of plans, designs, technological advances in production methods, materials, and innovations in financing and management. From this demonstration, in addition to dwelling units at reduced cost, is expected to come better understanding by builders of the possibilities for reducing costs by adoption of new building techniques.

Such a demonstration project in Atlanta, perhaps in connection with a "satellite city" development for Negores, might serve to stimulate not only new low-cost building techniques and the building of large numbers of new housing units, but might also create a new, imagination-challenging means by which the racial "road-block" that now seems to lie in the path of Atlanta's progress can be effectively broken.

Conclusion

Urban Renewal is offering America's cities a marvelous opportunity to make massive attacks on their housing problems. It will be a tragedy of the first magnitude if Atlanta loses its opportunity "for want of a horseshoe nail."

APARTMENT INTEGRATION

IN

SUBURBAN WASHINGTON

a survey of the effects of admitting Negro tenants to apartments previously closed to them

conducted by Lella Smith

for the
Metropolitan Washington Housing Program
American Friends Service Committee

June 1967

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I. PREFACE

As one phase of its work in community relations, the American Friends Service Committee conducts housing opportunity programs throughout the country. The Metropolitan Washington Housing Program was one such program. It functioned in the Washington area for a period of four years, (1963-1967). In this time the program helped to establish and provided coordinative staff services to the four fair housing groups in the area, undertook educational and informational programs aimed at both the white and Negro communities, and assisted Negro families seeking housing in areas previously closed to them.

The following statement contained in the original program proposal remained the basic definition of goals throughout the life of the program:

> The purposes of the AFSC program will be to reduce the barriers which deny minorities free and equal access to housing of their choice and to establish their right to equal opportunity in this field. The program will seek to change both the <u>climate</u> of opinion and the <u>patterns</u> of residence. Even more basically it willseek to <u>create community</u>, moving beyond the temporary tensions caused by change to a recognition of the positive values that flow from the practice of democracy.

Miss Lella Smith was hired by the Metropolitan Washington Housing Program to conduct the attached study in January, 1967. Miss Smith is a graduate of Goucher College and has studied at Oxford University in England. She has carried out a number of other studies and surveys in the field of urban problems.

The survey was conducted under the guidance of Mrs. Marian Gray Secundy, the Director of MWHP and the MWHP staff.

II. SUMMARY

"The most startling thing about integration of apartment buildings," said one apartment owner, "is that there's nothing startling about it." In most respects this survey corroborates his words. The effects of admitting Negro tenants to suburban Washington apartments were generally minimal. According to the owners' reports, a large majority of the apartments encountered:

1. No negative effects following integration.
2. Little increase in the number of Negro applicants.
3. No decrease in the number of white applicants.
4. No unusual turnover.
5. A remarkable stability in vacancy rates.
6. Almost no short or long range economic effects.

Only three of the 17 apartments surveyed reported a somewhat negative effect. The owner of one of these apartments reported a "mixed" ("partly negative, partly positive") tenant reaction to Negro neighbors but no other repercussions. In the second case the owner noted a "mixed tenant response" and a steadily rising vacancy rate following integration. But, because his apartment had experienced increased vacancies and other problems prior to integration, he hesitated to link vacancies with admission of Negro tenants. And a third apartment, located in a predominately Negro neighborhood, was transformed from an all-white apartment to one with 58% Negro occupancy.

The apartments studies fall into three categories of varying degrees of integration: (1) twelve apartments with token integration, or 5% or less Negro occupancy; (2) four apartments with limited integration, or 7% to 19% Negro occupancy; and (3) one apartment integrated with a Negro majority. While it is true that a majority of apartments have undergone only token integration, the integration experience was similar in both those apartments with larger proportions of Negroes and those with token percentages. The apartment which experienced a severe vacancy problem had integrated only in a token fashion. Of the four apartments which had undergone limited integration, (7-19% Negro occupancy) only one reported a minor problem, a "mixed" tenant reaction to Negro tenants with no other repercussions. These four, along with a majority of the 17 apartments, reported:

1. Little change in the number of white and Negro applicants.
2. No unusual turnover.
3. Stability in vacancy rates.
4. Almost no economic effects.

Where these four apartments reported a variation from the norm, the variation was slight and no more negative than the cases of apartments with token percentages of Negro tenants. One of these apartments was large,

another was medium in size and two were small. All were located in all-white, high-priced neighborhoods.

The 17th apartment, with a Negro majority of tenants was once all-white and within six months developed a 58% Negro occupancy. It followed the standard pattern for transforming an all-white apartment house into a predominately or wholly Negro one. A small apartment built 20 years ago and located in a predominately Negro neighborhood, it was bought and re-decorated somewhat, after which its rents were raised. Negro tenants were then admitted at two week intervals and as more and more whites left, Negro tenants were admitted until at the time of the survey, Negroes occupied 58% of the building units. Although its rents had been raised, this apartment charged the lowest rent of the 17 apartments studied.

In discussions of fair housing, there is often mention of the "tipping point" in integration, that is, where Negro occupancy reaches 30% - 40%. Because only one apartment had more than 30% Negro tenants, no conclusions on the "tipping point" can be made.

According to the owners' reports, the effects of renting to Negro tenants were not modified by such factors as apartment size, age, location, rental range and facilities. The effects of integration were negligible whether the apartments were large or small, new or old, expensive or moderately-priced, townhouse or garden type, or with or without expensive facilities. Even in the case of apartment swimming pools, considered the most sensitive aspect of apartment integration, rentals to Negro tenants with one exception, presented no problems.

In terms of location, rentals to Negro tenants proceeded smoothly whether the apartments were located in areas of private housing, of mixed private and apartment housing or of private and/or commercial properties. Only one significant finding is apparent: that in 16 of 17 cases the apartments were located in all-white or predominately white areas.

Nor did the time factor modify the effects of integration. Those apartments which admitted Negro tenants four or five years ago experienced no more difficulties following integration than those integrating more recently. And even those apartments which integrated recently and built up 5% or more Negro tenants swiftly, encountered no ill effects.

II. CONCLUSIONS

The negligible effects of even token integration in housing may seem surprising since the apartments surveyed were located in Virginia and Maryland. The lack of ill effects following integration in suburban Washington should be explored. The ease with which integration took place may be explained by a number of factors although these have not been extensively studied in this or other surveys. It may be that the majority of apartment dwellers in suburban Washington are young couples, or families from other, non-southern sections of the country who-unlike local, older southerners--do not object to Negro tenants. It is possible that apartment tenants, unlike homeowners, do not object to Negro neighbors since they have no large financial investment in the apartment property. Perhaps as other surveys and polls on fair housing have shown, less housing prejudice exists--at least concerning a small number of Negro neighbors--than the real estate industry believes.

The strongest explanation of the ease with which token integration took place, however, may lie in the policies of the owners and the location of the apartments. The owners (and managers) in 16 of 17 cases owned apartments in white or predominantly white areas. Their policies did not include rental increases at the time of integration except in two cases. And in these two instances, substantial and bona fide improvements were made. Apartment house services were maintained following integration in these apartments. The owners and managers of the apartments implemented the open occupancy policy along firm, quiet lines without publicity or prior consultation with tenants or neighboring apartments. These procedures and the lack of opposition from resident managers and management firms also may have prevented tensions and problems.

The importance of apartment location and the owners' policies in averting negative effects in integration is underscored by the case of the 17th apartment. In this apartment, the combination of increased rents, location in a predominantly Negro area and steadily increasing Negro occupancy led to "white flight". This is often the case if the building is old (as this one was) and if services and maintenance in the apartment building are decreased at the time of integration.

Two unexpected conclusions can be drawn from the data. First, it is surprising that a number of small apartment houses have not only admitted Negro tenants but have rented 5% or more of their apartment units to Negroes. Rentals to Negroes on a limited scale (5% to 19%) took place in the cases of five of the seven small apartments, without difficulty.

Secondly, the low number of Negro applicants for apartments in integrated units proved unexpected. This held true in the several cases where substantial publicity had highlighted the fact that certain apartments rented to non-whites. However, many years of housing segregation, countless rejections of prospective Negro tenants in suburban Washington and the unwillingness of Negro parents to subject their children to tension readily explains the lack of Negro applicants. It is clear that the commonly held fear of most landlords of hoards of Negroes flocking to the suburbs as soon as a crack is opened is unfounded. This corresponds to the experience of the fair housing groups in dealing with home sales.

The positive results of this survey of apartment buildings in suburban Washington are especially significant in view of the substantial growth of apartment buildings in the Washington metropolitan area. It appears that the integration of apartment housing might become an increasingly important element in the fair housing efforts in the metropolitan area.

In conclusion, two obvious limitations of this survey should be noted. Because of the extremely small number of integrated apartments in suburban Washington at the time of the survey, the interview sample precludes definitive conclusions. And secondly, the degree of "integration" of these 17 apartments may be so limited that the "effects" or "success" of integrating apartments are impossible to measure. Since only five of the 17 apartments have more than five percent Negro tenants, all that can be said is that the first hurdle of integration--rental to a limited number of Negro tenants--was accomplished with a minimum of difficulty.

IV. BACKGROUND OF THE STUDY

In the Metropolitan Washington area in 1966, the Negro population of the District of Columbia was 62%, while the suburbs were almost exclusively white. Despite great growth in apartment and home building in the Metropolitan area and a general flight to the suburbs, Negroes for the most part have been forced to remain in the District. The lack of fair housing laws in Maryland 1/ and Virginia and the limited supply of moderately priced suburban homes largely account for this segregation pattern.

The rental of suburban apartments to Negroes, however, might relieve this situation. This could occur because apartments exist in the Washington suburban area in growing numbers and apartment prices are within reach of the young Negro couples who are most likely to move to the suburbs. The growth in Metropolitan apartment building is illustrated by the 40,500 new units built in 1965 (28,000 new units in 1966) compared to 9,000 new units in 1960. 2/

As in other suburban housing, apartment housing remains largely segregated in suburban Maryland and Virginia, despite the efforts of fair housing groups and other interested religious and civic organizations. In the absence of a fair housing law in Maryland 1/ and Virginia, it is necessary for owners and managers to open their doors to all on a voluntary basis, in order to accomplish any degree of integration. As far as the surveyor was able to determine, only 22 such owners and managers have done so in the entire Metropolitan area, outside the boundaries of the District (as of June, 1967). And in most of these apartments, the number of Negro tenants is very small. Information about those apartments which have adopted an open occupancy policy was obtained from fair housing groups and apartment owners and managers.

Efforts to convince other suburban apartment owners to implement an open occupancy policy have been singularly ineffective. A few tenant organizations have been formed in various apartment units to promote open occupancy but their attempts to become strong viable groups have failed. With few exceptions, apartment industry people have shunned the efforts of fair housing groups to initiate open and frank discussion of the problem. The Federal Housing Administration and the President's Committee on Equal Opportunity in Housing also has been unable to obtain the cooperation of the industry even to discuss the problem.

Where discussion has been possible, its scope has been quite limited due to the minimal participation of industry representatives and/or to their unwavering contention that opening their apartments would mean economic suicide. The apartment owners have maintained that they are businessmen concerned with profit who cannot take the economic risk involved in fair housing. Fair housing groups have been unable to respond effectively to this position primarily because of a lack of concrete, documented evidence to the contrary.

Confronted with the impasse described above, the Metropolitan Washington Housing Program of the American Friends Service Committee undertook early in 1967 a survey of apartments in the Washington Metropolitan

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1/ On either State or local levels. In April 1967, however, the Maryland legislature passed a limited fair housing law.
2/ For further data on growth in apartment building see Appendix A.

area, outside the District of Columbia, which had admitted one or more Negro tenants. The primary purpose of the survey was to determine the effects of admitting Negro tenants, specifically in terms of tenant reaction, subsequent number of white and Negro applicants, turnover rates, vacancy rates and the economic effects.

Secondarily, the survey's purpose was to provide concrete documentation on the social and economic feasibility of suburban apartment integration as an increasingly important avenue to fair housing.

To obtain data on the effects of admitting Negro tenants, 17 suburban apartment house owners (or managers) who had admitted Negro tenants were interviewed. In order to determine the effects of integration, in their proper context, it was necessary to collect data on the apartment house itself, its facilities and services, the surrounding neighborhood, the apartment's open occupancy policy and the method and process of integration.

Approximately 34 apartments in the Metropolitan area which the Metropolitan Washington Housing Program, civil rights groups and some apartment management people believed had one or more Negro tenants received an introductory letter from the Metropolitan Washington Housing Program (appendix) requesting their cooperation in the survey. 1/ In most cases the apartment house owners were contacted although the management company was approached in nine instances when the owner was unknown or unavailable. Seventeen owners or managers agreed to cooperate. Out-of-state owners of three properties delayed past the time allotted for the survey, and two owners were unavailable despite numerous phone calls. According to general knowledge, four of the five apartments which did not cooperate have Negro tenants. The remaining 11 apartment house owners reported no Negro tenants. This survey of 17 of the 22 apartments renting to Negroes therefore represents 80% of the apartments known to have Negro tenants.

Owners or managers of apartments were interviewed personally by the survey consultant. Locating and contacting the respondents proved difficult and protracted. Each apartment contact required from five to 15 phone calls. Difficulty in reaching owners and in setting up appointments stemmed, apparently, from the heavy schedules of the owners, their frequent absence from their offices, and a fear of publicity.

Respondents were asked approximately 60 questions in the course of an average 40 minute interview. Owners of apartments were interviewed in eight cases, property managers in four instances, corporation officials in three cases and resident managers in two instances.

The owners and officials appeared to be candid and objective in their answers to survey questions. The confidential aspect of the survey perhaps promoted candor. In a number of cases what one owner reported was verified through comments offered by other owners. The question as to why an open occupancy policy had been adopted, consistently elicited generalized, unprecise answers.

1/ In this letter owners were informed that confidentiality would be maintained throughout the survey, and that no names of owners, firms or apartments would be used in the survey report. (See Appendix B.)

V. MAJOR FINDINGS: Characteristics of the Apartments Studied

There were wide ranges in size, age, rentals, types and locations of apartments. The majority (12) however, were medium-sized and small (less than 400 units), garden apartments (10), built in the 1960's (10), with air conditioning (14) and swimming pools (10), and were located in all-white residential areas where homes cost between $20,000 and $30,000, or more (10).

Five percent or more of Negro tenants are found in both large and small apartment houses, in both old and new apartments, in garden, duplex and other apartment types, in the cheaper and more expensive apartments and in apartments with and without swimming pools.

Proportions of Negro Tenants. In the 17 apartments studied, the proportions of Negro tenants ranged from 58% to less than 1%. If the apartment with 58% Negro occupancy, which is in a predominately Negro neighborhood and is steadily increasing in its Negro tenants, is discounted, the highest proportion would be 19%. The chart below illustrates the proportions of Negro tenants in the 17 apartments.

Apartments with over 50% Negro occupancy	1
Apartments with 10-20% Negro occupancy	2
Apartments with 5-10% Negro occupancy	5
Apartments with 1-4% Negro occupancy	4
Apartments with less than 1% Negro occupancy	5

The apartment house with 58% Negro occupancy will be considered throughout the survey somewhat as a separate entity, since it is rapidly and consistently increasing its Negro occupancy.

Size of Apartment Houses. The size of the apartments studied varied from one huge complex with over 1,000 units, to six apartments with less than 100 units. The following chart describes the sizes:

Over 1,000 units	1
Large (400-999 units)	4
Medium (100-399 units)	6
Small (less than 100 units)	6

Proportions of more than 5% Negro tenants were found in three of the four categories of apartments, the exception being the huge (over 1,000 units) apartment. Looked at by category, one of the large apartments, two of the medium-sized and five of the small apartments had over 5% Negro tenants.

Age of Apartment Houses. The majority of apartments (10) were built during 1960's. Five apartments were built in the 1950's and two in the 1940's. Nine of the owners were the original owners of these apartments. Apartments with as many as 5% or more of Negro tenants and those with as few as 1% or less were found in all three time categories.

Rental Ranges. Rentals in these apartments ranged widely from moderate to expensive. Rentals for efficiencies and one bedroom units varied from $78-$100 in five apartments to $115-$135 in 12 apartments. For two and three bedroom apartments, rentals ranged from $119-$285. Proportions of 5% or more of Negro tenants were found in both the lower and the higher priced apartments; proportions of 5% or more Negroes were also found in three of the four apartments with the highest rents.

In discussing rental ranges prior to and following rentals to Negro tenants, a majority of the apartments (9) reported no increase in rents following admission of Negro tenants. Four apartments indicated increases of a minor, routine type and one apartment gave no answer. Three apartments (with relatively high proportions of Negro tenants), reported an increase in rents following purchase, redecoration and integration of the buildings.

One might deduce that these three apartments were following one of the standard patterns for transforming apartments from white to predominately Negro occupancy--admitting Negroes, raising the rents after minor improvements and,once whites begin to leave, admitting increasing numbers of Negro tenants. If admission of Negroes and an increase in rent are accompanied by a decrease in services (trash collection, et al) and take place in an apartment in a changing or predominately Negro neighborhood, a "white flight" is generally inevitable.

In the apartment with 58% Negro occupancy in a predominately Negro neighborhood, a changeover to Negro tenants may have been inevitable. White tenants who would not have moved because of the neighborhood or because of a nominal number of Negro tenants, probably felt the situation was untenable once the rents were also raised.

In the cases of two other apartments (one large and one small) which were bought as investments in fair-housing, the situation differed. The owners made substantial, bona fide improvements once they bought the apartments, and maintained or improved the services. Since the apartments were in all-white residential neighborhoods, the race ratio remained stable and the vacancy rates in these apartment houses have been consistently low (1% or less) in one case and normal for the area in the other.

Type of Apartment Units. The majority of the apartments (10) were garden apartments and the remaining types of apartments are illustrated in the table below.

Garden apartments	10
Combination garden and townhouse apartments	2
Duplex apartments	2
Garden and high-rise apartments	1
High-rise apartments	1
Medium-rise (4 stories) apartments	1

Five percent or more of Negro tenants are found in four of the six apartment categories. The exceptions are the high-rise and medium-rise categories.

Facilities and services. A majority of the apartments reported a variety of facilities and services and noted use of these by Negro tenants. A large majority (14) of the apartments covered in the survey reported air-conditioning as a facility. Ten apartments have swimming pools. Two apartments reported day care or nursery services, two reported secretarial services and one apartment house provides a security guard. In regard to planned recreation, four apartment complexes have recreation centers, dances and parties, tennis courts or bridge clubs. In the cases of the apartments with services and planned recreation other than swimming, all reported 5% or more of Negro tenants, with one exception. These apartments reported Negro participation in their bridge clubs, dances, sitters clubs, etc.

Of the ten apartments with swimming pools, four have relatively large proportions of Negro tenants. Eight of these apartments reported that Negroes utilize the swimming pool, while one owner did not know and another reported that the Negro tenants were older and slightly handicapped. Two apartment officials reported a phone call inquiring if Negroes were using the pool. With one exception apartment officials reported no negative reaction to Negro use of pools. One apartment, the single exception, indicated that one tenant left because of the swimming pool integration. One owner of an apartment with a swimming pool verified these general reports, stating that according to his discussions with other owners, the swimming pools had posed "no problems".

Surrounding Neighborhood.

General. All the apartments were located at some distance from the center of Washington. Four were located in Virginia and 13 in Maryland. Nine of the Maryland apartments were in Montgomery County and four were in Prince Georges. Six apartment houses were located on a main thoroughfare, two were near a Negro area, eight near a shopping center, and six near a large employer, (a Federal employer in four cases). The surrounding neighborhoods in ten instances were all-white, predominately white in six cases and predominately Negro in one case.

Type of Housing and Area.

Approximately half the apartments were located in areas where private housing predominated (8), while six apartments were in areas with a mixture of private homes and apartments, and three were located in areas where apartments predominated. A large majority of the apartments (13) were found in residential areas and only four were located in areas of mixed residential and commercial properties. All the four apartments in the latter category had low proportions of Negro tenants.

According to the estimates of the owners and managers, the majority of the apartments (10), were located in areas where homes cost $20,000-$30,000 or more. Four owners reported apartments in areas where homes cost between $15,000-$20,000. Two apartment owners did not know the cost of houses in the area and one owner reported that apartments, exclusively, existed in the area of his apartment. The eight apartments which maintained a higher proportion of Negro tenants, with two exceptions, were found in areas with higher priced homes.

VI. MAJOR FINDINGS: The Process of Integration

The implementation of the open occupancy policy by all the apartments proceeded along very similar lines within a three year period. And the response of agents, managers, resident managers and tenants were similarly positive or indifferent, with only a few exceptions. Where variations in this pattern occurred, they were both minor and minimal in impact.

The implementation progressed along quiet, firm lines, without publicity. There was no prior consultation with tenants, other neighboring apartments, religious, civic or civil rights groups.

Date of Open Occupancy Policy

All the apartments admitted Negro tenants during the period 1963-66. Eight apartment houses established an open occupancy policy and admitted Negro tenants in the period 1963-64, while nine apartments did so in the period 1965-66. While most of the apartments with 5% or more of Negroes admitted Negroes in the early period, three apartments did so in the 1965-66 period. These three apartments were able to build up relatively high proportions of Negroes, up to 20 families in two cases in relatively short periods (less than a year) without incident.

The time factor in integration of apartments did not figure importantly in the effects of integration. Those apartments which integrated four or five years ago experienced no more difficulty than those integrating more recently. And even those apartments which integrated more recently and built up the number of Negro tenants more swiftly encountered no problems.

Reasons for Open Occupancy Policy

When asked why an open occupancy policy had been established, a majority of apartments (11) reported that the owners thought such a policy was for the best and initiated it. Three other apartments reported that an application from a qualified Negro started the policy. Two apartments noted that the management company had taken the initiative and persuaded the owners to adopt the policy. 1/ In one apartment the tenants, armed with an open occupancy petition, worked the matter through with the management company.

Although owners were responsible for the apartment open occupancy policy in a majority of cases, their reasons for the policy, and also managements' reasons for initiating a policy, differed and no clear, strong factor or reason for admitting Negroes could be detected. Apparently a number of factors figured in establishing the new policies: the example of four apartments which were bought as investments in fair

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1/ This management company had previously admitted Negro tenants in its District of Columbia properties.

housing, the increasing integration of the District of Columbia apartments, and the President's Executive Order on housing and the civil rights laws. All may have provided a background conducive to open occupancy policies in the suburban apartments. Although picketing of some apartments in the suburban areas by a fair housing group took place in 1966, this occurred after the integration of the apartments surveyed and played no apparent part in policies to admit Negro tenants.

The eight apartments with the largest proportions of Negro tenants were, with two exceptions, found in apartments where owners took the initiative. In answer to the questions why the policy had been established, owners generally said, "Why not?", and occasionally replied, "It's something we believe in." Owners of four apartments noted that they had purchased apartments specifically as an investment in fair housing with the view of proving the feasibility of open occupancy. These four owners persuaded another owner to integrate his apartment. The remaining owners gave a variety of responses. One owner explained he "wished to go along with the situation on a limited basis", and another replied, "Oh, I just felt like it." Another owner reported admission of Negro tenants in his suburban property following a lawsuit concerning rentals to Negroes in a District of Columbia property.

Implementing the Open Occupancy Policy

In cases where the owners initiated the policy, rental agents and resident managers were notified, in almost all cases. Most apartment owners and managers (14) did not notify their tenants of the new policy because they felt that it was a management decision. In the case of three apartments which were among the earliest to admit Negroes, letters concerning the policy were written to the tenants. In four cases, meetings with the staff were held to discuss the new policy. None of the 17 apartments reported discussions with other neighboring apartments prior to the new policy. Civic, fair housing, religious and other groups were notified of the new policy by the management of the four apartments which were among the earliest to admit Negroes.

Responses of Agents and Apartment Managers

In three cases agents or property managers took the initiative in developing the policy. In seven cases the owners managed the property themselves. In the cases of the remaining seven apartments, the attitudes of the agents or property managers regarding open occupancy were positive (5) or presented no problems (1). One owner gave no answer to this question.

A large majority of the apartments (13) reported no changes in management personnel following integration. Two owners reported a change in that the owners took over the management (because they wished to) and in one apartment, an inefficient management company was dispensed with. One apartment gave no reason for a management change. However, Negro tenants have been admitted to this apartment since the change. One owner gave no answer to the question.

The response of the majority of resident managers to the new policy was generally positive, though three owners reported respectively that their managers were "positive but fearful", "a little leary, initially",

or "unenthusiastic but took it gracefully." In the case of two apartments, the resident manager reacted negatively but with patient, careful handling of the situation on the part of the owner, the open occupancy policy worked out. In only one apartment of these seventeen did the manager leave.

Admission of Negro Tenants and White Tenant Response

In all but one apartment, more than one Negro tenant or family has been admitted since the new policy was established. There seems to be a consistent practice of renting to Negroes on a continuing basis though admittedly in small numbers. Nine owners or managers reported that the aggregate number of Negro tenants since the policy was established was larger than the current number of Negro tenants. In the other eight cases, the apartment houses, with few exceptions, had only recently been built or had only recently established their policies.

The numbers of Negro tenants in the apartments studied (as of early 1967) is shown in the chart below.

Number of Negro Tenants	Number of Apartment Houses
1	3
2 - 5	8
6 - 10	2
20	2
30 - 40	2

In five cases, the Negro tenants represented less than one percent of the total number of tenants. At the other end of the spectrum, in two small apartments, three or four Negro tenants represented approximately 15 or 20 percent of the total tenants. Excluding the apartment with 58% Negro occupancy, the median percentage of Negro tenants for 16 apartments was approximately 5%.

In describing white tenant response to Negro families, a majority of owners and managers (14) reported responses ranging from positive to indifferent. Only three owners reported a mixed reaction, partly positive and partly negative. Four owners reported a "positive response" without qualifications. One owner noted that when Negro tenants moved in, six people in his small apartment house wrote approving letters. Another reported his tenants "overwhelmingly in favor" and another owner reported visits from tenants to compliment the owners on the new policy.

Three owners answered that their tenants were generally positive in their response with a few exceptions. These exceptions were: "a couple of tenants moved out", (2) "six whites, or approximately one percent, objected and left within a year", and (3) two white tenants were rumored to have said that "some Negroes are all right, but we'll move if there are too many."

Seven owners reported that their tenants' response had been indifferent, "no reaction, no problems," or "live and let live." One of these owners reported a few phone calls of inquiry. Another owner reported that one person phoned and threatened to move, but then phoned to apologize a few days later and did not leave. One owner reported only one white tenant response, a query as to who the new Negro tenant was. When the owner replied that the new tenant was a former U.S. Ambassador, the white tenant answered, jovially, "getting fancy, aren't we?"

Only three owners responded that their tenants' response had been mixed, "some favorable, some negative." Two of these apartments had 4% and 7% proportions of Negro tenants respectively. 1/

There is no correlation between positive tenant response to Negroes and a low proportion of Negro tenants. In most of the apartments (5 of 7) where tenants responded positively, the proportions of Negro tenants were 5% or more and in seven apartments where the tenants responded indifferently, with one exception, the proportions of Negro tenants were low, (less than 5%).

One owner quoted, to the survey consultant, a statement by a nationwide apartment builder to the effect that most people don't move away after integration, as moving is too expensive. He noted, however, that perhaps fewer whites might apply, once the integration policy was known. A second owner reported that most of his tenants were from out-of-town and really didn't care whether or not an apartment house was integrated.

Another owner mentioned a Gallup Poll (Look Magazine, June 29, 1965) which reported that eight of ten white Americans would not move if a Negro family moved next door. And most surprisingly only 23% of the Southerners said they would move.

1/ The large apartment with 7% Negro tenants reported a stable vacancy rate, while the apartment with a 4% proportion (and a history of difficulties prior to integration) is the single apartment of the 17 to report a substantial vacancy rate following rentals to Negroes.

VII. MAJOR FINDINGS: The Effects of Renting to Negro Tenants

Since so little "hard" information is available as to the effects of renting to Negroes, and often only conjectures on this subject exist, special efforts were made during the survey to collect data on certain key questions, e.g., (1) following rentals to Negroes, did large numbers of Negroes apply? (2) did the number of white applicants decrease? (3) did turnover and vacancy rates increase?

The side effects of renting to Negroes appear to be minimal. A large majority of apartment owners and managers reported:

1. little increase in the number of Negro applicants.
2. no decrease in the number of white applicants.
3. few tenants who left because of Negro tenants.
4. no unusual turnover.
5. a remarkable stability in vacancy rates.
6. almost no problems or short or long range economic effects as a result of rentals to Negroes.

Number of Negro Applicants Following Integration

A majority of apartments (12) reported very few or virtually no Negro applicants once Negroes were admitted as tenants. Nine owners or managers reported that "very few" Negroes applied to their apartment houses. Three owners noted that while approximately 15 Negro "lookers" had visited during the several years following integration, only three or four had applied. Most of the other owners reported three or four Negro "lookers" in the course of a year. Another reported that Negro applicants came in cycles. According to one owner, the six or seven Negro applicant families who were approved in the course of a year or two, did not move in but, apparently, rented elsewhere.

Three owners responded that they had had virtually no Negro applicants, perhaps one "looker" but no applicants. In the case of four apartments, three of which had high but not the highest proportions of Negro tenants, a reasonable number of Negro applicants were reported. 1/ Two of these owners mentioned that perhaps 30% of their "lookers" were Negroes but less than one percent moved in. The apartment house with a majority of Negro tenants reported that 60% of its applicants were Negro.

Again and again owners expressed surprise that so few Negroes applied for apartments. One owner said, "As a result of publicity on my apartment, everyone in Washington and the county knows my apartment is integrated, but still few Negroes apply." Another owner reported that even when a major Negro magazine carried a large

1/ Two large, one medium and one small apartment.

feature article on his apartment, only three or four Negroes applied in the ensuing four months. Another owner noted that even after he ran a rental ad in the Afro-American, a Negro-oriented newspaper, no response came from Negroes.

Disposition of Applications from Negroes

According to six owners, the applications of almost all the Negro applicants had been accepted. Six other owners reported that they accepted some, and rejected some Negroes as unqualified. In the latter instances, owners added that there were sometimes too many children; that whites and Negroes were unqualified in equal number; or that more Negroes than whites were unqualified. In the cases of these six apartments, some have relatively high and some relatively low proportions of Negro tenants.

Three owners reported that most of the Negroes had dropped their applications because there were no immediate vacancies, or appropriately sized vacancies. It is interesting to note that only two apartments reported that most of their Negro applicants had been turned down as undesirable (such as three Negro medical students), or unqualified (persons unable to meet the credit standards).

Screening of Applicants

When asked if Negro and white applicants were screened in different ways, 16 owners responded negatively. One owner noted he screened Negroes perhaps somewhat more carefully, "to protect the prospective applicant and the principle of fair housing."

Qualifications for Applicants

When asked what qualifications tenants needed to have, 11 owners noted that good employee references were necessary, and eight owners further specified that one week of the applicant's salary must equal one month's rent. Eight owners required good landlord references, nine required good bank or credit references.

The general thrust of the owners' answers to this question was that qualifications were high. Some owners did not detail all the requirements, but rather considered the question in light of possible Negro applicants. Others noted that the requirements were high and that Negro applicants had no problems meeting these requirements.

Number of White Applicants Following Integration

When asked the number of white applicants since integration and whether this number had decreased, ten owners provided percentages and reported that the number of white applicants had remained normal. In six apartments, owners or managers could not provide precise percentages, but since their vacancy rates remained normal following Negro rentals in the cases of five of six apartments, one can assume that the number of white applicants remained generally normal. One official (of the apartment with 58% Negro occupancy) reported that white applications had fallen off 40%.

In only two instances did owners or managers advise white applicants that an open occupancy policy operates in their apartment houses. Both these apartments which were bought as investments in fair housing have limited proportions of Negro tenants (5% and 19% respectively). When asked whether whites inquire if Negroes live in the apartments, eight owners reported that a few whites, "two or three" had asked. Four owners noted that "some" whites ask, (approximately 10 or 15 whites). One owner who reported that "some" such questions were asked, explained that these applicants did not want to live in a segregated community, and had inquired to ascertain that Negroes did live there. Three owners reported that no such questions had been asked. Two owners did not know if whites had inquired about possible Negro tenants.

The owners or managers were asked if whites failed to follow through on applications once they found Negroes lived in the apartments. Eight owners reported that no applicants had dropped their applications; four owners reported that a few had failed to follow through. Four owners did not know whether this had occurred. In each of three categories of answers, are found apartments with both high and low proportions of Negro applicants. One apartment official, in the apartment with 58% Negro occupancy, never gave a direct answer to this question.

Tenants' Reasons for Leaving an Apartment

Owners were questioned whether tenants were asked why they were leaving as a further attempt to explore tenant reaction to Negro occupants.

In the 16 apartments where tenants were specifically asked, or generally stated their reasons for leaving , only three reported that a few tenants left because of the open occupancy policy. Eleven owners reported that tenants were specifically asked their reasons for leaving. Seven of these 11 owners replied that no tenant had ever given the open occupancy policy as his reason for leaving. Three other owners felt whites had left because of the policy. One reported six whites (or 1%) had left, another reported "a few", and a third (in the case of the apartment where 58% of the tenants were Negro) noted that quite a few left. One owner did not know if race had been given as a reason.

Of the six apartments which did not specifically ask tenants their reasons for leaving, five of these noted that their tenants generally stated a reason and that racial policy had never been given as the reason.

Turnover Rates

When asked if any unusual turnover had taken place after rentals to Negroes, 16 owners or managers replied, "no ". One manager, of the apartment which now has a majority of Negro tenants, noted substantial turnover. This owner was not altogether sure as to the reasons, but he felt the apartment's location in a predominately Negro area might be one answer. The owner of a small apartment house in Maryland, the first to admit Negroes in Montgomery County, reported no turnover at all during the first nine months following rental to the Negro tenant.

Vacancy Rates

When asked if vacancy rates had risen after rentals to Negroes, a majority of owners (12) reported that these rates had remained stable. Six of these owners reported a consistent 0% to 1% vacancy, while the remaining owners noted vacancies up to 4%.

Three other owners noted some increase in apartment vacancy rates, but no more than was standard for the Metropolitan area. One of these apartments had over 5% of Negro tenants, and two had very low proportions. These three were somewhat older than the majority of the apartments, and two were large in size and one small. One of the three owners reported a 3% increase in vacancies (to 4%), during the four years following rentals to Negroes. Another owner, while noting a 4% increase, declared himself very reluctant to tie this increase to a racial issue. The third owner stated a rate which was average for the Metropolitan area but pointed out that a good, all-white apartment house next door had a vacancy rate twice the area average.

Only one apartment house of 16 reported a steadily rising vacancy rate following rentals to Negroes. Its proportion of Negro tenants was 4%. Because this large apartment, less than five years old, had had problems before it was sold to and integrated by its present owner, this owner was also reluctant to link the vacancy rate to Negro tenants.

This owner noted that after integrating the new apartment, when it was 90% filled (1965), there was no unusual turnover, but rentals were slow and vacancy rates steadily increased. He reported, however, that apartment vacancies increased all over suburban Washington at this time, and that the area around his apartment and throughout the metropolitan area was "over-built." He further stated that his apartments in the District and in Virginia which had Negro tenants had encountered no problems. In this survey his apartment is located in a mixed commercial and residential area and offers various facilities and services for a medium-range rent. This apartment was one of the two which reported a mixed tenant reaction to Negro tenants.

Special Problems Affecting the Vacancy Rates

Sixteen of the owners, when asked if there were any special problems affecting the vacancy rate, replied negatively. One owner, who had experienced a slightly increased vacancy rate, reported that his raising of standards had increased the rate in that short term leasing and other techniques were discontinued when he bought and integrated the apartment.

In answer to the question of whether any basic changes had been made at the time or soon after their apartments were rented to Negroes, the majority of owners (14) responded negatively. Three owners, who responded affirmatively, raised standards or redecorated following their purchase and integration. In the case of two apartments, rents were raised, (see page 4).

Advertising

In advertising, three apartments use the services of special advertising agencies which serve the apartment industry, ten use newspaper advertising to various degrees, one uses the radio, while the others use little or no advertising.

Seven apartments are registered with Federal employers in the area. All these apartments, with two exceptions, have more than 5% Negro tenants. Four apartments maintain contact with fair housing groups.

Only two apartments reported a change in methods of advertising or of obtaining rental prospects. One apartment increased its advertising by 300% and another apartment initiated contacts with fair housing and civil rights groups to increase Negro applicants.

None of the apartments surveyed made reference to open occupancy in their advertising. When apartment owners seek Negro tenants, they generally turn to fair housing groups for prospective applicants.

Greatest Problems Encountered in Integration

When asked what were the greatest problems encountered in admitting Negro tenants, a majority of the owners (10) answered, "none." Three further owners reported that there had been no problems directly concerning Negroes, and that their greatest problem related to staff, i.e., some difficulties with the resident managers. Three other owners stated the greatest problems as (1) "stereotyped thinking and fear on the part of owners", (2) "how to measure the impact on tenants", and (3) a vague rumor that two tenants would leave if too many Negroes were admitted.

Only one official mentioned a problem directly or closely related to Negro tenants or their admission to the apartment. The official in this apartment (with 58% Negro occupancy) mentioned renting to a couple with two children only to discover the couple actually had five children. He did not detail how often this had happened with either Negro or white families. He also noted that vandalism and trash problems had increased somewhat following integration although he pointed out there were no problems regarding untidy or dirty apartments, or excessive turnover, among Negro tenants. This apartment house had the lowest of all apartment rental rates, was the only apartment located in a predominately Negro area, and was situated in an area having cheaper homes than most of the other apartments.

Although the survey did not ask owners how Negro tenants compared to white tenants, only the problem mentioned above touched on any negative qualities of Negro tenants. And this official noted that the Negro apartments were kept cleaner than the white apartments. A number of owners pointed out in the course of the interviews that the Negro tenants had proved to be clean, neat and reliable tenants.

In response to the question of whether the problems were more or less than anticipated prior to admission of Negro tenants, a majority of owners (12) replied "less". Three additional owners

replied that they had anticipated no problems and had experienced none. One owner, who had over 5% of Negro tenants, and who had gone to great efforts to integrate a newly purchased property, replied that the problems were approximately as he had anticipated them. 1/

Short Range Economic Effects

Thirteen owners or managers reported that there had been no short range negative economic effects following the admission of Negro tenants. One other owner replied that six months after rentals to Negroes was too early to tell and another replied that it was hard to measure the effects. 1/ He felt that his apartment might have had a lower vacancy rate with no Negro tenants, although his rate was, he pointed out, no worse than that of other (all-white) apartments in the area. Only one owner reported a short term loss, as a result of turnover and redecoration, and he was certain the losses would be recouped. This apartment was the one in a predominately Negro area that changed from 100% white occupancy to 58% Negro.

Long Range Economic Effects

When asked to report any long-range economic effects of the open occupancy policy, 14 apartment owners or managers replied that there were no effects. One of these owners, with 9% of Negro tenants added that he might have an edge on the market due to early integration. Two other owners (of recently integrated apartments) felt it was too early yet to judge the long-range effects. One owner, of the apartment with a steadily rising vacancy rate, reported that he did not know what the long-range economic effects would be.

Best Method of Assuring Open Occupancy

In answer to the question concerning the best method of assuring open occupancy, 11 owners replied that a law was the best way. Over half the owners added emphatically that without a law, open occupancy was impossible. One owner commented on the possibility of an agreement among real estate owners: "It's impossible for real estate owners to agree on anything, so there's no possibility of an agreement to adopt fair housing practices."

Responses to this question from other owners varied. One owner endorsed a law with some qualifications, "There is no answer to the problem, but without a law, fair housing is too risky." One owner urged an agreement among real estate owners. Two others urged the admitting of tenants according to qualifications only, since open occupancy would be accomplished if admissions were based on qualifications. One owner did not answer this question. A final owner felt that while a law was more swift and certain, it probably wouldn't be necessary. He felt that an agreement among high-rise real estate owners should be developed--since Negro demand is less in this area due to high rents--and that this agreement should then be extended to all owners of apartments.

1/ One owner gave no answer to this question.

VIII. RECOMMENDATIONS TO THOSE INTERESTED IN PROMOTING APARTMENT DESEGREGATION

1. Apartment units offer cheaper housing than single dwellings, and in the Washington metropolitan area apartment growth outstrips home building. Because of these factors and the survey results which document the minimal negative effects of apartment rentals to Negroes, strong efforts should be directed toward integrating apartment housing in the Washington suburbs.

2. Use the factual information presented in the survey in discussions with apartment owners and managers.

3. Offer assistance and encouragement to apartment owners and managers who adopt an open occupancy policy.

4. Use survey material as background for programs to foster desegregation of suburban apartments.

5. Use survey material in educational programs concerning fair housing activities.

6. Present survey to employers and solicit their support in efforts to get apartments to rent on a nondiscriminatory basis.

7. Use survey findings as a basis for discussion with real estate people.

Note: See Suggestions for Apartment House Owners and Managers (Appendix F, pgs. 31-32), prepared by the American Friends Service Committee's Community Relations Division.

APPENDIX A

GROWTH IN APARTMENT BUILDING IN THE WASHINGTON METROPOLITAN AREA

Between 1959 and 1964 the number of new units in apartments of three or more units more than doubled in the Washington Metropolitan area, according to the U.S. Bureau of the Census. Further, in 1965 and 1966 the number of authorized apartment units outnumbered the authorized single family dwellings by two and a half times in the Metropolitan Washington area.

In the United States as a whole between 1959 and 1964, the proportion of units in buildings with three or more units moved from 15% to 35% of the total housing units started. 1/

1/ U.S. Bureau of the Census, Construction Reports, Housing Starts, Series C. 20.

AMERICAN FRIENDS SERVICE COMMITTEE
INCORPORATED
METROPOLITAN WASHINGTON HOUSING PROGRAM
245 SECOND ST. N.E., WASHINGTON 2, D.C.
547-1690

Marian Gray Secundy
Director

APPENDIX B

January 12, 1967

Mr. John Doe
ABC Company
Any Street
Washington, D.C.

Dear Mr. Doe:

The Metropolitan Washington Housing Program will undertake in January a confidential research survey in the Washington metropolitan area. This survey, endorsed by the Commission on Human Resources, a constituent agency of the Washington Center for Metropolitan Studies, and the Bureau of Social Science Research will seek the answers to a number of questions concerning multi-family housing. Does open housing affect bottom-line profits in multi-family housing? What were the difficulties encountered in implementing open housing? What were the reactions of tenants, management, and prospective tenants?

To our knowledge, there has never been a study on the effects of open housing in multi-family units made in the United States. We hope you can help us find some of the answers we are seeking.

The data collected will be absolutely confidential. According to standard research procedures, no company name, no official's name, and no identifiable company data will be printed. A copy of the final report will be sent to each company interviewed.

The survey, using a standardized questionnaire, will consist of interviews with owners of multi-family housing which have undergone some degree of integration in the Washington metropolitan area. The survey will be conducted by Miss Lella Smith, whose training in the research field will ensure the quality and objectivity of this study. A graduate of Goucher College, who has studied at Oxford University in England, Miss Smith has conducted a number of studies and surveys in the field of urban problems.

Miss Smith will plan to telephone you concerning an appointment for an interview regarding your apartment house. We would appreciate greatly your cooperation.

Sincerely,

Marian Gray Secundy
(Mrs.) Marian Gray Secundy

MGS:em

APPENDIX C

QUESTIONNAIRE

COVER SHEET

Description of Unit

1. Name of company_____

   a. Name of respondent_____

   b. Title_____

2. Address_____

3. County_____

4. General area (if project is not identified)

_____ On main thoroughfare_____

_____ Near Negro area_____

_____ Close in to D.C._____

Near shopping center_____

Near ($\frac{1}{4}$ mile) large employer_____

Federal installation_____

Private_____

NOTE: This Questionnaire was used by the interviewer as a basis for discussions with the 17 apartment owners and managers interviewed.

5a. When were apartments built?_____

5b. How long have apartments been owned by the present owners?_____

5c. How long have apartments been under present management?_____

6. Rental Range

(Pre-integration date)

least expensive_____

most expensive_____

(Current date)

least expensive_____

most expensive_____

7. Type Units

Garden_____

High Rise_____

Other_____

Walk up_____

Elevator_____

Describe_____

Surrounding Neighborhood

8. Racial Composition

All White_____

Predominantly white_____

Half Negro - half white_____

Predominantly Negro_____

All Negro_____

9. Type Housing

Private homes predominantly_____
(new, old, large, etc?)

Mixture of private homes and apartments_____

Apartments predominantly_____
(garden--high rise?)

10. Type of area

Predominantly residential_____

Mixture of commercial and residential_____

Predominantly commercial_____

11. Cost of private homes in area

Upper income category ($30,000 and above)_____

Moderate income category ($15,000 - $20,000)_____

Middle income ($20,000 - $30,000)_____

Lower income category (below $15,000)_____

12. Facilities offered by apartment

Pre-integration	Post Integration
Air conditioning_____	_____
Swimming pool_____	_____
Daycare nursery school_____	_____
Secretarial service_____	_____
Security Guard_____	_____
Planned recreation_____	_____

FACTS ABOUT OPEN OCCUPANCY POLICY

13. Date of implementation of open occupancy policy_____

14. Reason for implementation of open occupancy policy_____

_____

_____

_____

15. Methods of implementation of open occupancy policy

Officers and other owners notified Yes____ No____

Verbally_____

Letter_____

Other_____

Rental agents and resident managers notified Yes___ No___

Verbally_____

Letter_____

Other_____

Tenants notified Yes___ No___

Verbally_____

Letter_____

Other_____

15a. Was the new policy discussed with adjacent apartments prior to integration?

Yes___ No___

16. Please give general description of content of notification to owners/officers

_____

_____

_____

_____

rental agents/resident managers_____

_____

_____

_____

tenants_____

_____

_____

16a. Were any meetings held with staff concerning implementation of policy?

Yes____ No____ If yes, describe nature of meetings_____

_____

_____

17. What were responses or reactions of

owners/officers

positive_____ describe_____

negative_____ describe_____

indifferent_____ describe_____

other_____ describe_____

rental agents/resident managers

positive_____ describe_____

negative_____ describe_____

indifferent_____ describe_____

other_____ describe_____

tenants

positive_____ describe_____

negative_____ describe_____

indifferent_____ describe_____

other_____ describe_____

17a. Was it necessary to change resident managers after implementation of the open occupancy policy? Yes_____ No_____

17b. Was the management company changed after open occupancy implementation?

17c. Were civic, religious, fair housing groups made aware of new policy? If yes, how were they notified?

Yes_____ No_____ _____

18. Number of Negro tenants in development since implementation of open policy?

_____

19. Number of Negro tenants currently in development?_____

20. What type of reception Negro tenants received from other tenants?

positive_____ describe_____

negative_____ describe_____

indifferent_____ describe_____

mixed_____ describe_____

don't know_____ describe_____

other_____ describe_____

20a. Do Negro tenants fully participate in apartment facilities?

swimming pool Yes_____ No_____

sitters club Yes_____ No_____

nursery Yes_____ No_____

other Yes_____ No_____

21. Approximate number of Negro applicants since integration? _____

21a. General disposition of these cases?

accepted_____ other_____ describe_____

unqualified_____ _____

applicant dropped case_____ _____

22. Approximate number of white applicants since integration?_____

23. Are white applicants advised of the open occupancy policy? Yes_____ No_____

24. If yes, by what method and by whom?

verbally_____ resident manager or rental agent_____

written statement_____ other_____

other_____

25. Approximate number, or percentage, of whites who ask about racial policy?_____

26. Approximate number, or percentage, of whites who do not follow through on application when they learn of open policy?_____

27. Was there any unusual turnover after integration? Yes_____ No_____

Please comment_____

_____

28. Were tenants who left after integration asked why they were leaving?

Yes_____ No_____

Reasons given for leaving?

Racial policy_____

Other_____ Examples_____

_____

29. Vacancy rates

Year prior to open housing policy_____

One month after integration_____

Two months after integration_____

Six months after integration_____

One year after integration_____

Current date_____

30. Is there any difference in methods for screening Negro and white applicants?

Yes_____ No_____

If yes, please comment_____

_____

What are the qualifications for tenants? Income, credit, etc.

_____

_____

_____

31. Are there any special problems which have particularly affected the vacancy picture since adoption of an open occupancy policy?

maintenance_____

management_____

other_____

none_____

32. Were any basic changes made at the same time as integration or soon after?

Such as:

staff turnover_____

increase in services_____ which ones_____

decrease in services_____ which ones_____

increase in rents_____ how much_____

decrease in rents_____ how much_____

qualification for admittance_____ which ones_____

other_____none_____

33. Advertisement methods:

	pre-integration	post-integration
private apartment seeker service	_____	_____
newspapers (which papers)	_____	_____
registered with employers in area	_____	_____

34. Did methods of advertising or obtaining rental prospects change after integration yes_____ no_____

If so, how_____

_____

What were the greatest problems encountered in implementing the open policy?

_____

_____

35. Size (number of units) Total_____

Total number of tenants_____

35a. Were problems more or less than you had anticipated prior to the open occupancy policy?_____

_____

_____

36. What were the short-range economic effects of the open housing policy (1st year)? _____

_____

36a What do you anticipate will be the long-range economic effects (next year)?

_____

_____

37. Do you know of any multi-family housing units that have accepted Negro tenants in the last year?_____

_____

38. Would you be willing to personally share your experiences with other apartment owners and managers? yes_____ no_____

APPENDIX D

GENERAL																		
Apartment Survey Reference Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
% of Negro occupancy (present)	0.1	0.4	0.4	0.4	0.7	1.3	1.7	2.5	3.6	5	5	5.5	7	9.1	13	19	58
No. of Negro tenants (present)	4	3	2	1	1	1	3	6or 7	20	5-6	3	1	16-18	38	4	4	30
Total No. of rentals to Negro tenants	12	3	2	1	2	1	3	same	28	5-6	4	3	16-18	38+	6	5	30
Date of policy implementation	1963	1964	1965	1965	1965	1965	1965	1963	1965	1966	1963	1963	1966	1964	1964	1963	1966
Vacancy rate: before integration	--	--	none	(2)	2%	--	--	3.5%	6-8%	--	0	<1%	--	--	--	<1%	0
immediately after	1%	--	none	(2)	2%	same	stable	3.5%	(3)	stable	0	<1%	stable	14-16%	2-3%	<1%	15%
present	(1)	(1)	none	(2)	2%	same	stable	3.5%	15-20%	stable	0	<1%	stable	(4)	3%	<1%	0
PHYSICAL FEATURES																	
Location	Va.	VA.	Mont.	P.G.	P.G.	Mont.	P.G.	Mont.	P.G.	Va.	Mont.	Mont.	Mont.	Mont.	Mont.	Mont.	Va.
No. of units	>1000	400-1000	400-1000	100-400	100-400	50-100	100-400	100-400	400-1000	100-400	50-100	<50	100-400	400-1000	<50	<50	50-100
When built?	1940's	1960's	1960's	1960's	1960's	1950's	1960's	1960's	1960's	1960's	1960's	1950's	1960's	1950's	1950's	1950's	1940's
Type of units	(5)	Garden	Garden	Hi Rise	(6)	med rise	garden	garden	garden	(7)	garden	town hse	garden	(6)	Garden	Town Hse	Garden
Minimum rents (nearest $10)	80	120	130	120	120	120	100	120	120	140	140	140	100	100	140	140	80
Maximum rent (nearest $10)	190	150	150	220	190	170	150	170	170	290	190	150	150	210	140	140	120
Swimming Pool?	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	No	Yes	Yes	No	No	No
Pool used by Negro tenants?	--	Yes (8)	Yes	No	--	--	(9)	Yes	Yes	Yes	--	--	Yes	Yes	--	--	--
Air Conditioning?	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Opt.	Yes	Yes	
SURROUNDING AREA																	
Commercial	Some	Some	--	Yes	No	No	No	No	Some	No	No	No	No	No	No	No	No
Apartments	Most	--	Yes	Yes	Yes	No	Yes	No	Most	Yes	Most	No	No	Yes	No	No	No
Private homes	No	Most	Yes	Yes	Yes	Yes	Yes	Yes	Some	Yes	Some	Yes	Yes	Yes	Most	Yes	Yes
Homes mostly White or Negro	White	White	All White	All White	All White	White	White	All White	White	All White	White	All White	AllWhite	All White	All White	All White	Negro
Price range of Homes	--	20-30	20-30	30-up	--	15-20	15-20	20-30	--	30 up	20 up	20-30	15-20	20-30	20-30	20-30	15-20
Near Negro area	Yes	No	No	No	No	No	--	No	No	No	No	No	No	No	No	No	Yes
Near large private employer	No	Yes	Yes	No	No	No	--	No	No	No	No	No	No	No	No	No	No
Near large Federal employer	Yes	No	No	No	Yes	No	Yes	No	No	No	Yes	No	No	No	No	No	No
PREPARATION FOR INTEGRATION																	
Decision made by:	Owners	Owners	Owners	--	Owners	(10)	Mgr	Owners	Owners	Owners	(10)	Owners	Owner	(11)	Owners	Owner	Owners
Advance notice to: Owners & Officers	--	--	--	--	--	--	Agreed	--	--	--	--	--	--	--	--	--	--
Rental Agent & Mgr.	Yes	Yes	Yes	Yes	Yes	Yes	--	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tenants	No	No	No	No	No	No	No	No	No	No	No	Yes	No	No	Yes	Yes	No
Adjacent apartments	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Fair Hsg., civic grps.	No	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	Yes	No
Were staff meetings held?	No	No	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	No	Yes	No
Physical improvements	No	No	(12)	No	No	(12)	(13)	No	None	(14)	None	No	No	(15)	No	No	(16)
Advertising changes?	(17)	No	No	No	--	No	No	No	No	(14)	None	No	No	(18)	No	No	No
RESULTS																	
Any change in white turnover?	No	No	No	No	No	No	No	No	No	(14)	No	No	No	No	No	No	Yes
Was reason for leaving asked?	Yes	Yes	No	Yes	(19)	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	No	Yes
Reasons given as racial?	No	A few	1	No	No	No	Never	Never	No	Never	Never	No	(20)	6	Never	Never	Yes
Any change in white applicants?	No	A few	No	No	--	(21)	(22)	No	(23)	No	No	No	(24)	No	No	No	Down 40%
Are applicants informed of integration policy	No	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	Yes	No
Approximate No. of Negro applicants	very few	not many	very small	almost none	1	None	4 or 5	Rare	No Flood	5-6	No Flood	3	30	10%	3	4	60%
Reaction of Manager	positive	(25)	--	none	--	(26)	(27)	(28)	Positive	--	(29)	(30)	Positive	--	Positive	(30)	(31)
Reaction of tenants	excellent	(32)	(33)	none	(2)	(34)	Indif.	Positive	Mixed	(35)	Indif.	Positive	Mixed	(36)	(37)	Positive	Mixed
Special problems	(38)	(39)	none	none	(29)	None	(40)	None	(41)	None	None	None	No	(42)	None	None	(43)
Reception of Negroes by other tenants	positive	--	positive	(2)	(2)	Indif.	Indif.	Positive	OK	Positive	OK	Positive	Mixed	Mixed	Positive	Positive	Indif.
Amt. of problems as anticipated?	less	(39)	less	less	less	Less	(44)	Less	(45)	Less	(44)	Less	Much Less	Yes	Less	Less	Less
Short range effects noted	none	--	none	none	none	None	None	None	--	None	None	None	(46)	None	None	None	(47)
Long range effects noted	none	(39)	none	none	none	None	None	None	--	(48)	None	None	--	None	None	None	(49)
MISCELLANEOUS																	
Best method to get fair housing in respondent's opinion	(50)	(51)	Law	(52)	(53)	Law	--	(54)	Law	(55)	Law	Law	Law	--	Law	Law	--

Footnotes for APPENDIX D

-- Means no answer or not applicable.
( ) Means "see note #"
< Less than
> More than

NOTES

Vacancy rate

(1) 4% - same as others in the area.
(2) No problem.
(3) All-white apartments suffering vacancies too.
(4) 7-8%, about half of adjacent non-integrated apartment.

Type of apartment

(5) Garden and duplex.
(6) Garden and townhouses.
(7) Garden and hi-rise.

Use of pool

(8) Received several phone calls.
(9) Doesn't know - no complaints.

Who decided on policy change

(10) Manager asked, owners agreed.
(11) New owner bought apartment in order to integrate it.

Physical changes

(12) Usual increase in rents.
(13) Decrease in rents.
(14) Implemented at inception, not applicable.
(15) Put in $100,000 in improvements and increased service and staff.
(16) Increase in service and rents.

Advertising changes

(17) Increased radio and newspaper advertising 300%.
(18) Informed civil rights groups, advertised in Negro newspaper.

Reason for leaving asked

(19) No, tho they usually state why.
(20) Never stated reason was racial, assumed it was in some cases.

Change in white applicants

(21) Only 20% asked if integrated, and of those who did, about 80% did not follow thru.

(22) Within a 2-year period, 3 asked, one of whom walked out and two rented.
(23) Rentals slowed down but cause is questioned(see note #3).
(24) A few did not follow thru.

NOTES cont'd - page two

Responses

(25) Resident manager leary initially.
(26) Only manager's misgivings.
(27) Owners and manager positive.
(28) Positive, but fearful.
(29) Management company was changed.
(30) Resident manager hostile.
(31) Resident manager not enthusiastic but agreeable.
(32) A few phone calls from tenants.
(33) Generally positive reception by tenants, one couple moved out.
(34) One negative response by tenant who apologized within a few days, other tenants indifferent, owner positive.

(35) Tenants overwhelmingly positive.
(36) Six families objected and moved within the year.
(37) Vague talk from two tenants.

Special problems

(38) Agitation by civil rights groups.
(39) No complications, cannot measure impact.
(40) Owners took over management.
(41) 50% Negro applicants not qualified, 20% whites not qualified.
(42) Getting staff and manger that were in accord with policy.
(43) Vandalism, trash, falsification on one application.
(44) Did not anticipate any; none encountered.
(45) Problems seem greater now than when we first integrated because of militancy of civil rights movement.

Short range effects

(46) Too early to tell.
(47) Lost money due to redecorating (see also Note #49).

Long range effects

(48) Will probably be problems when low-income housing is built.
(49) Expects to recoup losses.

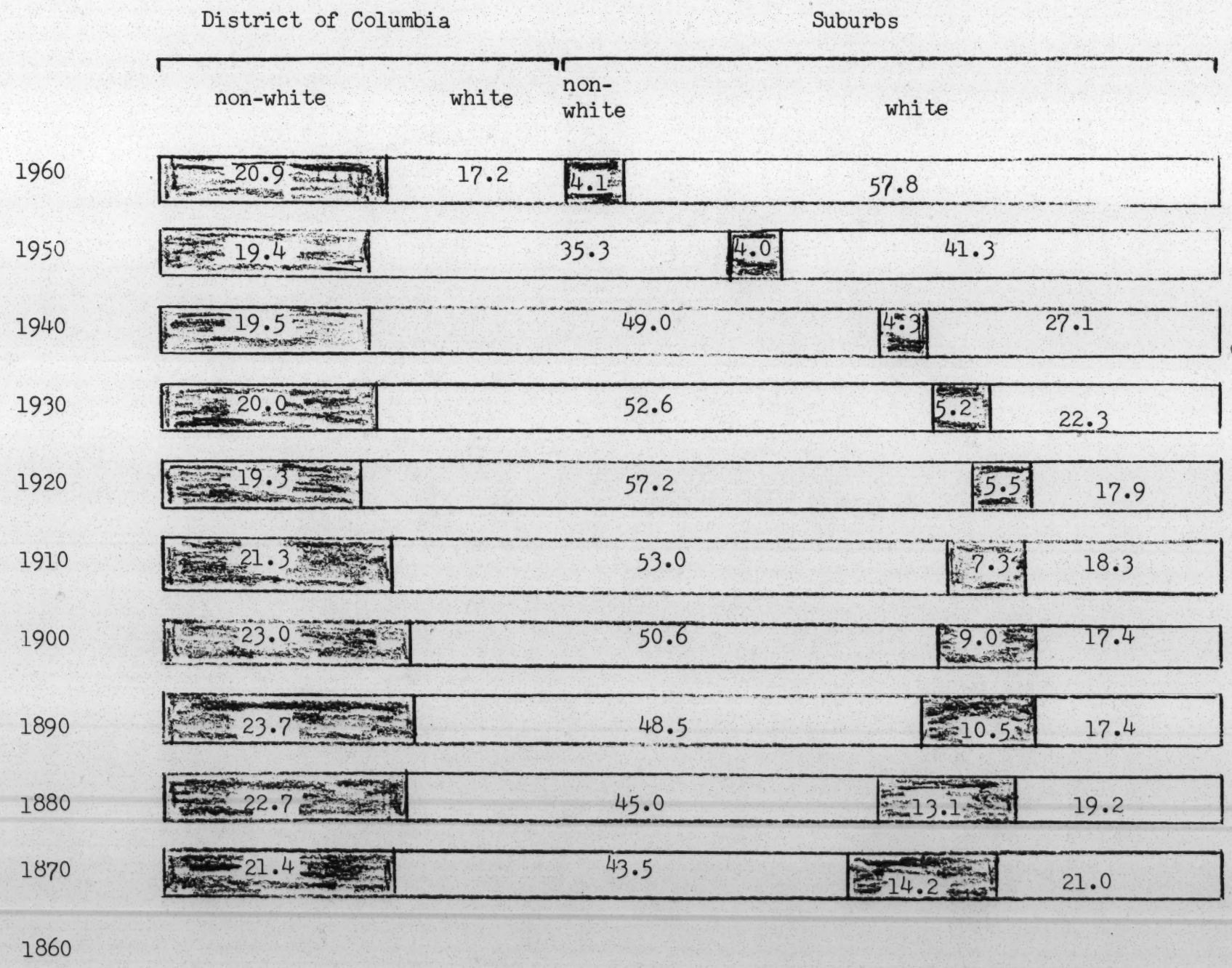
Best method to secure integration

(50) Law quickest, voluntary methods preferred.
(51) Law or coordination among real estate people.
(52) Law is more certain but agreement among owners would probably do.
(53) Law is not the answer. Should admit according to qualifications.
(54) If no other way, law may be answer. Wondered how law could be enforced.

(55) Federal laws on old and new buildings.

APPENDIX E

POPULATION BY PER CENT OF THE METROPOLITAN WASHINGTON AREA
by City & Suburbs, White & Non-White, 1870 - 1960



Prepared by Donald and Kay Watson

APPENDIX F

SUGGESTIONS FOR APARTMENT HOUSE OWNERS AND MANAGERS

In considering renting apartments on an open occupancy basis, the following suggestions are offered as helpful guides. The experiences of fair housing groups, human relations experts and the more limited experiences of those apartment owners and managers in the metropolitan Washington area surveyed recently by the American Friends Service Committee would seem to bear out their validity.

1. Make the decision to adopt an open occupancy policy. This is the function of management. It is not necessary to ask permission of tenants, staff or to gain approval from outside sources.

2. Seek information from apartments which have adopted an open occupancy policy. Learn of their experiences as to how the policy was implemented.

3. Seek assistance of human relations groups, fair housing groups and religious and civic leaders. These resources are available and prepared to be helpful.

4. The professional help of a consultant can be very useful.

5. Brief all staff members about the decision and inform them of their responsibilities for implementation. The proper attitude and performance of staff are important for smooth implementation.

6. It may or may not be advisable to notify current tenants at the time of implementation of the policy. If tenants are to be informed of the new policy, they should be notified in a matter of fact manner, as they are informed of other management policies.

7. Be prepared to properly handle any negative reactions and/or questions about the new policy. Responses from tenants may be in the form of telephone calls, letters, personal visits or empty threats to leave.

8. Be alert to any problems at an early stage. The new policy will need personal and direct supervision in most cases.

9. Deal honestly with Negro applicants and tenants regarding any problems. Process their applications using the same criteria as is used for white applicants.

10. Do not raise the rents at the time of adoption of the open occupancy policy. An immediate increase in rent could provide an excuse for white tenants to leave.

11. Do not decrease maintenance services at the time of adoption of the open occupancy policy. It is preferable to increase maintenance and other services at this point. Improved maintenance should be apparent or specifically made known to tenants.

12. Continue advertising. If possible increase advertising. It is generally advisable not to mention your new policy in advertisements.

13. Ascertain all facts before blaming any difficulties that may arise on the new policy.

14. Share your experiences--both positive and negative--with human relations groups, fair housing committees and religious and civic leaders.

15. Encourage other owners and managers to adopt an open occupancy policy.

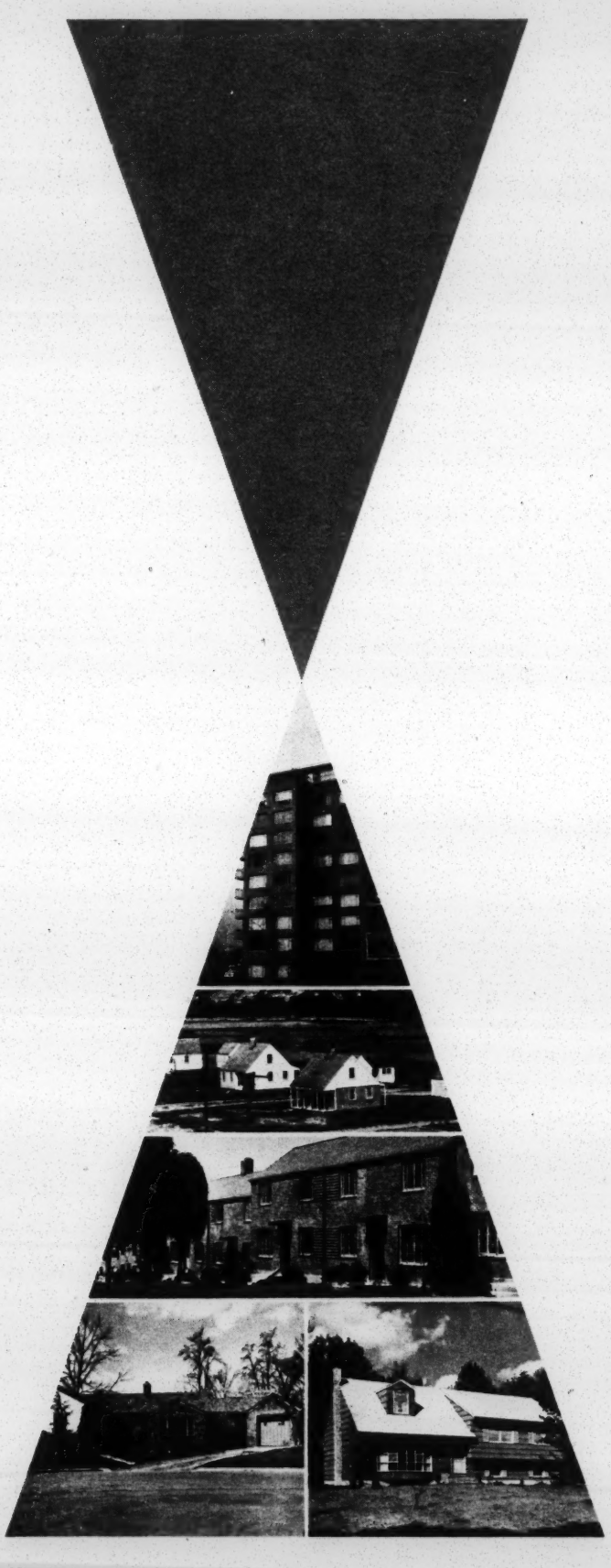
PLANNING
3P

U.S. CENSUS OF HOUSING: 1960

Series HC(3)–118

CITY BLOCKS

Atlanta, Ga.



Prepared under the supervision of
WAYNE F. DAUGHERTY, Chief
Housing Division

U.S. DEPARTMENT OF COMMERCE
Luther H. Hodges, *Secretary*

BUREAU OF THE CENSUS
Richard M. Scammon, *Director (From May 1, 1961)*
Robert W. Burgess, *Director (To March 3, 1961)*

PLANNING

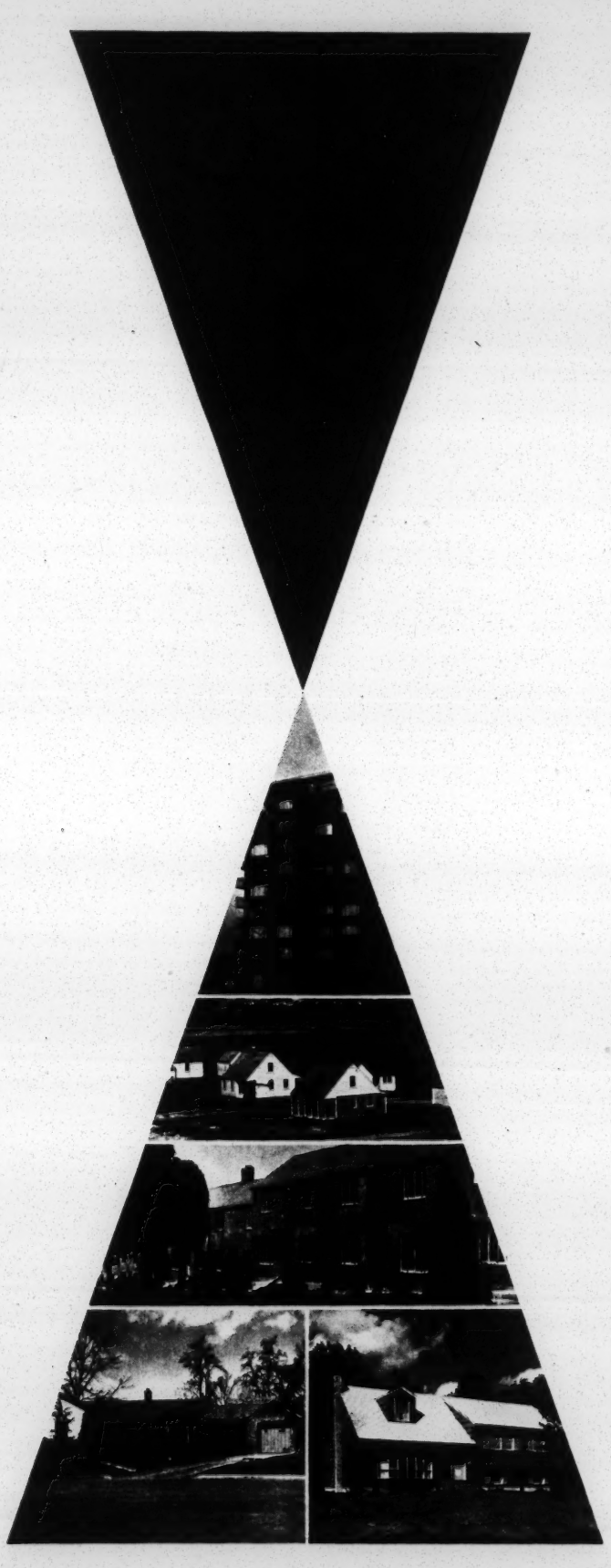
T 3

U.S. CENSUS OF HOUSING: 1960

Series HC(3)–121

CITY BLOCKS

East Point, Ga.



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Robert W. Burgess, *Director (To March 3, 1961)*

File Atlanta

~~For Info~~

MS

CITY OF ATLANTA

IVAN ALLEN, JR.
MAYOR

July 3, 1967

Mr. Moreland Griffith Smith
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Thank you for sending me the six copies of the map "Atlanta Residential Patterns."

With appreciation for your assistance, I am

Sincerely,

Ivan Allen, Jr.
Mayor

IAJr:eo

ROUGH DRAFT

The Honorable Ivan Allen

Mayor of Atlanta

Georgia

Dear Mayor Allen:

The Southern Regional Council, as you doubtless are aware, is deeply interested in finding means to relieve the housing problems of minority groups in the South. Recently I had occasion to read a working paper on Atlanta housing prepared by the Council's Urban Planning Project. Much of what is said is, of course, well known to both of us. The recent report submitted to you by Cannedub Fleissig, for instance, goes into far more detail. However, it seemed to me that in many ways the Council's paper serves as an extremely valuable complement to the Cannedub-Fleissig document. I believe you will agree, and submit it to you with the recommendation that you give most serious consideration to the program proposed.

Sincerely yours,

RECOMMENDATIONS

I. Public Education Regarding Housing Discrimination

Those of us directly involved in programs to improve relations between the races in Atlanta anticipate acute difficulties in the immediate future. These difficulties are rooted in the condition of living of a significant number of our citizens. This condition is largely a product of artificial restraints on the free access of minority group citizens to employment opportunities and to the housing market. These restraints have a reciprocal effect. They create an environment that greatly reduces the potential of many of these citizens to participate productively in the local economy; this lack of opportunity, in turn, blocks the efforts of these citizens to improve their environmental conditions. We offer the following facts as evidence of the continuing environmental deterioration that adversely affects a substantial portion of Atlanta's residents. These are the facts:

1. The ratio of Negroes to whites in Atlanta is rising sharply -- up from 38 to 43 per cent of total population in the past five years;

2. But, while the Negro population is rising, its share of available housing has dropped. We offer the following evidence that this is the case:

. . . Negro housing is overcrowded -- a Welfare Department report shows a 90 per cent increase in density of residents in one Negro sector during the past five years (Merritts Avenue, N. E.);

. . . Negro housing is expensive -- Negroes who can afford to buy their own homes find lot prices start at $3,000 and that building costs average 10 per cent higher than for equivalent housing in white neighborhoods;

. . . Negro rents are disproportionately high -- rental prices have more than doubled between 1950 and 1960 (from $23.72 to $52.00) -- which means that the average Negro family pays only 22 per cent less per unit of housing than the white family, though family income is 43 per cent less than the average for white families;

3. Not only are supplies of Negro housing limited, their quality is sub-standard; the 1960 census reported that 46 out of 100 Negro homes in Atlanta were "deteriorating, dilapidated, or lacked essential amenities."

4. Public housing alone is not the answer -- about 15,500 Negro families have been displaced by public clearance projects in the past nine-and-one-half years. Of these, some 9,000 to 12,000 families qualified for public housing, but only 4,000 public housing units have been provided to meet their needs, leaving a minimum net deficit <u>among public assistance eligibles only</u> of at least 5,000 housing units.

5. As the map entitled, "Atlanta Residential Patterns" shows, most of the Negro residential areas in Atlanta either coincide with or border on areas of the city that are transitional, areas where over 50 per cent of the houses need minor repair, or where over 50 per cent of the houses need major repair. The map further shows that the city's public housing, as located, clearly reinforces Atlanta's pattern of racial segregation in housing.

II. Policy Statement for Equal Housing Opportunity

Our proposal consists of two elements -- a second Mayor's Conference on Housing, and an Action Program on Housing Opportunity. The Mayor's Conference can serve to outline the Action Program on housing and set the city's effort in motion. Once the Conference has stated and given full recognition to the problems of discrimination in housing in Atlanta, it becomes imperative that the city make a public policy of its desire to promote equal housing opportunity by every means it has available. Without such a public statement, the city's efforts can only be fragmented, its intent circumscribed, and its image as a progressive leader confused or denied. When, however, the Mayor affirms that the City of Atlanta means to provide equal housing opportunities for all its citizens, then public and private groups and individuals can give the Mayor their support and join in the equal housing program with trust and enthusiasm.

III. Role of Governing Body - the "Beacon of Equal Opportunity"

The policy statement in the Mayor's Conference should be followed by an official resolution of the governing body. Study and preparation should follow to provide an anti-blockbusting ordinance and a fair housing ordinance to open the housing market on an equal basis for all seeking housing. The implementation of these ordinances should

~~not be directed~~ toward alleviating grievances alone. Rather, the city should launch the effort with a "Good Neighbor" campaign. In addition, the city should provide the equivalent of a Fair Housing Center to assist homeseekers and to handle complaints of housing discrimination and blockbusting. The Center could be a staff addition within the Commission on Human Relations.

For public agencies in the housing area, we visualize an expansion of the efforts of government in addition to the activities undertaken by private interests. In this connection, we urge that there be a full and careful investigation of some imaginative new approaches to the housing dilemma that have recently been proposed -- for example:

. . . dispersing housing for low income residents in various compatible neighborhoods;

. . . using FHA and VA repossession housing;

. . . providing "homestead" financing through a development foundation.

IV. Role of Commission on Human Relations - Resource and Clearing House

The Commission on Human Relations can assist the Mayor in providing information to the public on housing discrimination and can prepare the documents for adoption by the governing body. The Commission can also carry out the "Good Neighbor" campaign and coordinate community groups in the effort. And, as mentioned above, the Commission

can supervise the Fair Housing Center's function. The Commission can oversee an active Metropolitan Development Foundation, to be discussed subsequently. And the Commission can call upon business, real estate, financial groups, as well as church and civic groups, for their cooperation and sponsorship of equal housing programs.

A basic element in any program for expanding housing availabilities must be the broadest possible exposure of the general public -- and of certain specific "publics" -- to the economic and social implications of any program to expand housing opportunities. The content of such an education program by the Commission could include several elements, among them:

. . . The dimensions of the housing crisis affecting Atlanta's Negro citizens;

. . . The root causes of this crisis and projections of their probable future impact on the community;

. . . The myths that have built up around the housing issue;

. . . Alternative solutions to eliminating housing discrimination, citing specific strengths and weaknesses of the various approaches;

. . . The experience of other communities faced with similar housing discrimination problems;

. . . The economic benefits that could be realized through a program to relieve housing shortages.

We recognize that developing and analyzing information relating to Negro housing problems and possible solutions

is a major undertaking. The selection of priority points of attack and of appropriate media and of techniques for presentation of findings also requires talent and energy. Fortunately, Atlanta has among its resources well-developed sources of sound information and several public and private agencies fully capable of dealing with each element of the task.

Atlanta's organization resources are significant and diverse. Among them are church and church-affiliated organizations, civic associations, the special service units of business and industry, educational institutions, and various other agencies that deal more directly with the various problems of racial minorities. Typical organizations falling into these categories include the United Church Women, the American Friends Service Committee, the Anti-Defamation League, the Chamber of Commerce, the Real Estate Board, the Community Development Department of the Georgia Power Company, and the Office of Economic Opportunity.

V. The Role of Southern Regional Council - the Ready Assist

While we would expect all interested parties to assist in developing means of increasing the supply of housing available to Negroes, we consider that the Southern Regional Council has special credentials in this area. The Council has for years been a knowledgeable and energetic force in the field of inter-race relations. It is familiar with programs in other cities, and is close

to the leadership in both the Negro and the white communities. Its Urban Planning Project, actively at work across the South, is ably staffed and has available to it the consulting services of Adley Associates, Atlanta city planning firm. Not only can the Council assist in articulating program elements requiring further elaboration and analysis, it can also help develop content and plan strategies for dissemination of information. In brief, the Coucil can effectively carry out the support role required for an effective city-wide approach to problems of minority housing.

VI. The Role of the Private Sector - the Entrepreneur in a New Market

It seems clear that much of the relief for Negro residents from the crisis in housing must come from the private sector, as emphasized in the Mayor's first Conference on Housing. The Council recognizes that this alternative poses problems of public policy, yet granting the Negro the freedom of market place seems to us to be the choice most consistent with Atlanta's nationwide reputation for developing sound, pragmatic solutions to problems relating to its growth and development. We consider a thoughtful exploration of possible private sources of Negro housing to be an area of urgent priority for four reasons:

1. Use of private resources will permit greater flexibility in the development, construction, and use of land and buildings;

2. With the incentive of the profit motive, we could expect to generate considerable in-puts of imagination and energy and to substantially broaden our attack on problems of housing Negro citizens;

3. Stress on the private housing sector can help to relieve the present recession in the building trades and also will have a generally beneficial effect on the local economy (each new home consumes an average of $4,000 in supplementary equipment, supplies, and services);

4. Finally, the public considers the private developer to be rational and soundly motivated and, for this reason, is likely to look favorably upon his involvement in the quasi-social field of housing.

Under the city's sponsorship and with continuing assistance from the Commission on Human Relations, there should be established a Metropolitan Development Foundation. This would be a corporation of banking, real estate, minority and civic group members who would provide both the expertise and the money to launch needed housing projects, with or without federal aid.

Also under city sponsorship and Commission supervision should be the gathering of commitments for equal housing opportunity. Realtors should be called upon to pledge the sale and rental of all housing on an open occupancy basis. Religious groups should be called upon to educate their members on the moral necessity and on the economic benefit of open housing. As many civic groups as possible should be called upon to make their commitment and pledge their cooperation.

In summary, the Second Mayor's Conference on Housing would follow this suggested outline:

I. Public Education on Housing Discrimination

A. The housing crisis affecting Atlanta's Negro citizens;

B. The myths that have built up around the housing issue;

C. The economic benefits that could be realized through a program to relieve housing shortages.

II. Policy Statement for Equal Housing Opportunity

III. The Role of the Governing Body - the "Beacon of Equal Opportunity"

A. Fair housing legislation.

B. "Good Neighbor" campaign.

C. Fair Housing Center

D. City housing programs.

IV. The Role of Commission on Human Relations - the Resource and Clearing House

A. Public information.

B. Preparation of fair housing documents.

C. Supervision of "Good Neighbor" campaign and Fair Housing Center Function.

D. Supervision of Metropolitan Development Foundation.

E. Gathering of Commitments for Equal Housing Opportunity

V. The Role of the Private Sector - the Entrepreneur in a New Market

APPENDIX

ADDITIONAL SUB-TOPICS TO SUPPLEMENT THE SECOND MAYOR'S CONFERENCE ON HOUSING

1. The Contribution of the Private Sector

   Metropolitan Development Foundation
   Zoning and Code Enforcement in the Rehabilitation Process
   Amenities for Neighborhood Up-grading
   Equal Opportunity in Housing Legislation
   Rental Clearing House
   Role of Real Estate Boards in Promoting Equal Opportunity

2. The Contribution of the Public Sector

   Criteria for Public Housing Occupancy
   New Developments in Public Housing Policy
   The Relationship of Public Housing to Patterns of Public Transportation
   The Role of Rent Supplements in Public Housing Programming
   New Public Housing Policies:
   - Criteria for Occupancy
   - Relationship to Public Transportation
   - Use of Rent Supplement

   The Impact of New Federal Programs on Housing Supply

3. The Contribution of Housing-Related Service Activities

   The Neighborhood Center
   Educational Programs
   Recreational Activities to Meet Neighborhood Needs
   The Housing Complaint Office
   The Role of Communications Media in Dispelling Housing Myths
   The Relations of Housing Programs to OEO Activities.

Mlonelend T. Smith
Int'l Reg Council

WILMORE'S COPY

OPTIONAL FORM NO. 10
MAY 1962 EDITION
GSA FPMR (41 CFR) 101-11.6

UNITED STATES GOVERNMENT

Memorandum

TO : Selected Members, Georgia State Advisory Committee: Chairman Henderson, Mrs. Pauley, Mr. McCloud, Dr. Cothran

DATE: October 13, 1967

FROM : Jacques E. Wilmore, Director
Southern Field Office

JW

SUBJECT: First Draft, Atlanta Housing Report

Herewith, rather belatedly, is the first draft of the Atlanta Housing Report . The usual procedure with SAC reports is not to submit them to SAC members for approval until they have obtained all necessary Washington clearances (to avoid the necessity of submitting it to the SAC more than once). However, I am sending the first draft to the above named persons, because as a non -Atlantan, I need your advice early in the game.

I am asking each of you to read the draft carefully, make marginal notes, and let me have your suggestions, critical comments, amendments, etc.. Generally speaking, I would like you to concentrate on substance, rather than language - as the report will probably be rewritten at least once in Washington before going to the printer. I am asking that you get your comments to me in a week - by Monday, October 23rd. I would like to have your comments in writing, but if this is not possible, please telephone me and I will write them up for transmittal to Washington.

Even though there is a lot left out, the report is longer than I had anticipated. Believing that the shorter the report, the more chance that it will be read, I would like to have your suggestions for cutting (again I am talking about substantive items - Washington will take care of excess wordage).

In line with your comments at the last SAC meeting (and contrary to the above paragraph) concerning getting something out on schools, I have wondered about using some of Tillman Cothran's data in an additional section, or a postcript, which might be titled "Housing Segregation and Schools" - or something like that. What do you think?

After rereading the draft I have a number of questions:

1. What should be said about code enforcement and where in the report (there is nothing on this now)?

Buy U.S. Savings Bonds Regularly on the Payroll Savings Plan

2. There are too many quotes. In many places using "the other guy's language" makes for a more lively report. Where to cut?

3. The report touches on, but does not describe many of the new HUD programs for building low and middle income housing. I have suggested an appendix on this. Is this adequate?

4. Is my statement on page 16 concerning the original sites of public housing accurate?

5. Is my statement about Accord on page 34 accurate?

6. A slight question about the inclusion of the Human Relations Council of Greater Atlanta among the organizations on page 56. Mrs. Stanley did not say her group favored legislation, but she implied it.

7. I kind of ran out of steam by the time I got to "Suggestions for Local Action". I am sure you can come up with more.

Lastly, I hope you will be frank (brutal if necessary) in your comments. I am not thin skinned, and besides Washington will not spare the "red pencil", so get your licks in first.

cc: Samuel J. Simmons
Jacob Schlitt
Bobby D. Doctor

FIRST DRAFT
NOT FOR PUBLICATION
OR CIRCULATION

TOWARD EQUAL OPPORTUNITY IN HOUSING IN ATLANTA, GEORGIA

A Report of the

Georgia State Advisory Committee

to the

U. S. Commission on Civil Rights

FIRST DRAFT

GEORGIA STATE ADVISORY COMMITTEE

TO THE

UNITED STATES COMMISSION ON CIVIL RIGHTS

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Brunswick

Rt. Rev. Msgr. John D. Toomey
Savannah

Mrs. P. Q. Yancey
Atlanta

~~*No longer a member of the Committee~~
**New member--appointed to the Committee since the meeting

2:Ag8

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PREFACE

The United States Commission on Civil Rights

The United States Commission on Civil Rights is an independent agency of the Executive Branch of the Federal Government created by the Civil Rights Act of 1957. By the terms of that Act, as amended by the Civil Rights Acts of 1960 and 1964, the Commission is charged with the following duties: investigation of individual discriminatory denials of the right to vote; study of legal developments with respect to denials of the equal protection of the law; maintenance of a national clearinghouse for information respecting denials of the equal protection of the law; and investigation of patterns or practices of fraud or discrimination in the conduct of Federal elections. The Commission is also required to submit reports to the President and the Congress at such times as the Commission, the Congress, or the President shall deem desirable.

The State Advisory Committees

An Advisory Committee to the United States Commission on Civil Rights has been established in each of the 50 States and the District of Columbia pursuant to section 105 (c) of the Civil Rights Act of 1957 as amended. The Committees are made up of responsible persons who serve without compensation. Their functions under their mandate from the Commission are to: advise the Commission of all relevant information concerning their respective States on matters within the jurisdiction of the Commission; advise the Commission upon matters of mutual concern in the preparation of reports of the Commission to the President and Congress; receive reports, suggestions, and recommendations from individuals, public and private organizations, and public officials upon matters pertinent to inquiries conducted by the State Committee; initiate and forward advice and recommendations to the Commission upon matters which the State Committee has studied; assist the Commission in matters in which the Commission shall request the assistance of the State Committee; and attend, as observers, any open hearing or conference which the Commission may hold within the State.

This report was submitted to the United States Commission on Civil Rights by the Georgia State Advisory Committee. The conclusions and recommendations are based upon the Advisory Committee's evaluation of information received at its open meeting held in ~~Macon~~ Atlanta on ~~May 7-8~~ April 7-8, 1967 and on staff reports. This report has been received by the Commission and will be considered by it in making its reports and recommendations to the President and the Congress.

I - INTRODUCTION

On April 7 and 8, 1967 the Georgia State Advisory Committee met in open session in the City of Atlanta to receive information on discrimination and segregation in housing in the metropolitan area. During its two days of sitting, the Committee heard a total of forty-eight persons. The witnesses consisted of Federal and local housing officials, human relations and civil rights leaders, bankers, brokers, home owners, and residents and workers in the ghettoes. In addition to the witnesses who were heard in open session of the Committee, builders, additional bankers, and knowledgeable citizens were interviewed by the Committee's staff prior to and subsequent to the April 7-8 meeting. Appendix A is a listing of persons interviewed or heard by the Committee.

While the Committee is concerned with the problems of slums and the provision of an adequate supply of decent housing for low and middle income families, its primary interest is in discrimination and segregation in housing, and more particularly, the role of the Federal government and Federally supported agencies in reducing or increasing such discrimination.

In the report which follows the Committee will consider slums and substandard housing; the housing shortage in Atlanta and the city's plans to meet it; the role of low rent public housing in meeting the needs of the most disadvantaged and in contributing

to a desegregated city; the extent and growth of residential segregation and discrimination; how the ghetto continues to grow through changing neighborhoods; and the role of the housing industry - the brokers, builders and bankers. All of this will be reviewed from the perspective of the policies and practices of Federal housing agencies. For the Committee believes, and Federal policy dictates, that Department of Housing and Urban Development is not and can not be an innocent bystander in the process of growth and development of our cities.

The President of the United States stated in Executive Order 11063, November 20, 1962, in part:

> "Whereas discriminatory policies and practices based upon race, color, creed, or national origin now operate to deny many Americans the benefits of housing financed through Federal assistance...
>
> "Whereas such discriminatory policies and practices result in segregated patterns of housing and necessarily produce other forms of discrimination and segregation which deprive many Americans of equal opportunity in the exercise of their unalienable rights to life, liberty, and the pursuit of happiness...
>
> "I hereby direct all departments and agencies in the executive branch of the Federal Government, insofar as their functions relate to the provision, rehabilitation, or operation of housing and related facilities, to take all action necessary and appropriate to prevent discrimination because of race, color, creed, or national origin..."

While the Committee's review of the housing problems of Atlanta touches on many aspects of the problem, it's primary concern is to determine the extent to which the President's mandate, "to take all action necessary and appropriate to prevent discrimination", is being carried out.

Needless to say, this report does not purport to be an exhaustive study of Atlanta's housing problems or of the practices of Federal housing agencies. It does represent, we believe, a careful review and survey of the problem by a citizen group (with some staff assistance). We hope that this report, and the findings and recommendations therein, will stimulate discussion and further study of the problem; and most important of all, will contribute to effective action on the part of the Federal government, state and local governments, and private citizens and organizations to eliminate those barriers in Atlanta to "a decent home and a suitable living environment for every American family".

II - Slums, Welfare and Housing Needs

Metropolitan Atlanta is the regional center of southeastern United States. In 1959 metropolitan Atlanta passed the one million population mark - making it the only really "big city" south of Washington, D. C. and east of Dallas and Houston. Atlanta, sometimes called "the New York of South", is proud of its growth, its vitality and its commercial and financial preeminence. But some Atlantans have not shared the good life of the city, for they have been confined to slums and substandard housing; their overcrowded families yearn for room for eating and sleeping and playing; they are unemployed or underemployed or exist on meagre welfare payments.

The Committee received testimony from four citizens of Atlanta who live and work in the city's ghetto. Hector Black, who has lived in Vine City for more than two years, described the deplorable conditions under which some citizens live:

> "I visited a house about five months ago where a mother was living with three children. It was in a basement. I asked where she cooked and heated and she pointed to a tin pail... a water pail, she punched holes in the bottom and set it up on bricks and she cooked and heated on that for herself and her three children." (Page 68)

> "On Mangum Street, not far from us, there was a woman... She was living in an indescribable building. I hardly dared to walk across the porch to get to her house." (Page 69)

> "Let's see - another woman who received an eviction notice about a month ago. She has nine children in her house.

> When I first knew them there were ten children, mother and father living in three rooms. One of those rooms was a kitchen." (Page 69)

Mrs. Helen Howard, a resident of the same section, corroborated Mr. Black's testimony. She said, "Its nowhere to live in Vine City. In Vine City people practically beg to live in houses. It's so terrible... People come to us all the time, they ask us to find them a place to live. There is no where to live". (Page 71).

Joseph Flannigan, Executive Secretary of the St. Vincent de Paul Society, talked about conditions in Buttermilk Bottom and the Bedford Pine areas. He described:

> "... a group of four houses jammed together in a line all the way down this block. This in an area of very poor people... they're living six to eight people in a three to four room apartment... many of them heat with a pail of coal and move it from room to room..." (Page 74)

Don Bender, a teacher in the Atlanta school system, talked of the multiplicity of problems facing slum dwellers. He described a woman whose roof leaks, whose plaster is falling off the walls, who has carboard over her windows, whose plumbing is inadequate, and he added, "her child is going to a school that is on double sessions". He told of another woman who lives with her six children and two parents in a three room house, next to a warehouse where litter is piled:

> "They have complained and when they complain its sometimes cleaned up but no consistent cleaning up over a long time. This, of course, is a great place for rats. ...one time when she was lying in bed with her baby in her arms she suddenly realized that there was a rat on the bed... The place is infested with this kind of thing and cockroaches as well". (Page 78)

A great number of the residents of slum dwellings are welfare recipients. Wellborn Ellis, Administrator of the Fulton County Department of Family and Children Services, and Mrs. _____ Bishop, a member of his staff, presented information to the Committee. As of March 1967 his Department had 16,644 recipients covering approximately 28,000 persons - two-thirds of whom are Negro. The largest volume of recipients rent private housing, 9,754 out of 16,644. 2,810 rent public housing and approximately 10 percent own their own homes. As to the condition of the housing occupied by welfare recipients, Mr. Ellis gave the following data:

Very good	- 11.55%
Good	- 33.00%
Fair	- 32.00%
Poor	- 15.00%
Very poor	- 6.00%

Approximately 55 percent of the housing occupied by welfare recipients fell in the categroy of fair to very poor. No explanation of criteria used in classifying housing was given.

The maximum grant, under state legislation, for a single individual is $75.00 a month and $144.00 for a family (mother and four children). These figures increased to $80.00 and $150.00 respectively on July 1, 1967. In figuring the family budget, a maximum of $38.00 a month is allocated for rent (for three or more persons). To this figure $10.00 to $12.00 per month is added for utilities, depending upon family size. When asked whether these amounts were adequate to obtain standard housing in Atlanta, Mrs. Bishop stated:

"I don't think it is possible to find standard

> housing at these amounts anywhere except in public housing and even when we allow this much in the budget for public housing, the recipient is paying a high percentage of his grant for housing..." (Page 52)

Mr. Ellis was asked whether his Department (and the Federal government through social security and other grants) were "a major subsidizer of slum landlords in Atlanta". He replied, "we probably take care of our share of subsidizing these (slum landlords)". He said he would recommend a state policy which would permit his Department to withhold payment to those who provide unsound and unsatisfactory housing.

Mrs. Bishop was asked if there were a differential in the condition of the housing occupied by Negro and white recipients, since they both have the same amount of money with which to bargain on the housing market. She replied:

> " I think that I would concur...that the most dilapidated housing in the slum areas is occupied by our Negro recipeints. There is very much poor housing occupied by white recipients but more of the dilapidated housing is occupied by Negroes... there is not as much difference as there has been in the past (in the amount paid for rent)... the white recipient and the Negro recipient are both paying far too much for their shelter... this gap is closing." (Page 55)

Collier Gladin, Director of the Atlanta Planning Department, told the Committee that a survey in 1965 reported that 17,179 or 10.5 percent of the city's 163,405 housing units were classified as deteriorated or dilapidated. With respect to the housing problems of Negroes in Atlanta, Mr. Gladin said:

> "1. One-third of the city's population is crowded into one-sixth of its residential areas. The overcrowded areas are predominantly Negro slums.

"2. A high incidence of substandard housing exists in Negro areas. The 1960 Census of housing classified only 52 percent of Negro rental housing in Atlanta as sound with all the usual plumbing facilities.

"3. Because of shortages in available housing, Negro rental housing usually costs more than comparable housing available to white families.

"4. Low incomes among Negroes further limit availability of suitable housing." (Exhibit No. 1)

Also, the Committee was told that there is - serious overcrowding in many Negro areas. In 1960, 33 percent of nonwhite households lived in housing units containing more than one person per room; only 8 percent of white households were this crowded. Thus, overcrowding was 4 times more frequent among nonwhite households than among white households.

III - Atlanta's Plans to Meet the Housing Shortage

(Note: Somewhere in this section there should be appropriate reference to Mayor Allen's reportedly excellent speech to the housing conference - Spring 1967?)

Atlanta's Community Renewal Program, which is known locally as the Community Improvement Program, based on a 1965 survey, reports that the following housing units are needed:

7,400 units in the 0-$55 per month range
4,708 units in the $55 - $80 per month range
642 units in the $80 - $115 per month range
12,750 total rental units needed, plus
4,250 low cost units for home ownership

The above figures represent a total need for 17,000 additional units of housing.

In _____ 1967 the Mayor of Atlanta appointed a Housing Resources Committee to plan to meet the city's housing shortage. It was reported that the Housing Resources Committee has aided in the planning of more than 10,100 units of low cost housing, including 1,300 units of public housing. Of the 10,100 units, 3,400 "are reasonably sure of being build", 4,200 "are probable" and 2,500 "are bing considered for construction".

Cecil Alexander, chairman of the Housing Resources Committee, reported to the Advisory Committee. He cited many of the obstacles to getting the necessary housing built—availability of land, zoning, construction costs, building codes, etc.. He said that

roadblocks encountered already indicate that estimates of the housing which will be built (the above figures) have to be reduced by 3,000 to 4,000 units.

Mr. Alexander commented on the problem of dispersion versus concentration:

> "There's been a great deal of comment about concentration of housing in the western section of Atlanta. First of all, this Committee's job is not to create housing per se or even to establish policy. We are here to get housing built." (Pages 58-59)

He added, however, that the social effects had to be taken into consideration when reviewing sites for housing. Pointing out that most of the vacant land is in the western portion of the city, he said, "It stands to reason that it (housing) is going to go where land is available". When asked whether he had any recommendations as to how to avoid increasing existing patterns of segregation, Mr. Alexander replied in the negative. He added:

> "One comment I would make about the integration of housing is that we absoultely are 100 percent adhering to the Federal laws in all these cases... All of this housing will be open and there's no question about that. The kind of segregation that comes about because of white neighborhoods - these things are built in..." (Pages 64-65)

Urban Renewal - The city's main tool for eliminating sub-standard housing is through urban renewal programs. In Atlanta, urban renewal is under the direction of the Housing Authority. Lester Persells, Director of Urban Renewal for the city, presented information to the Committee. There are eleven urban renewal

projects, in various stages of execution. Atlanta has a large program, with some 2,600 acres under redevelopment. This total is second only to Philadelphia in the nation.

The Planning Director for the City of Atlanta told the Committee of a new concept of urban renewal:

> "...in the past Atlanta's urban renewal program concentrated only on physical renewal. The city's new goal is to include human renewal as an important element of future projects. Social services will be provided in project areas. Neighborhood identity and pride will be developed. There will be as much rehabilitation as economically feasible in order to reinforce the stability of the original neighborhood. Redevelopment plans will be designed to enable residents to remain in their present neighborhoods whenever possible." (Exhibit No. 1)

The Committee's questions indicated an interest in three aspects of the Atlanta program - the extent to which minorities and site residents participated in planning; the displacement of minority groups and their relocation; and the total impact of urban renewal on achieving a desegregated city.

Mr. Persells told the Committee that most citizen advisory committees were integrated. Speaking of two such committees he said, "...in the Bedford Pine project area, I think there are three white people out of the committee of some 16 or 17 folks. In the West End committee there are no Negro people... There are almost no Negro residents in that whole area...". However, Joseph Flannigan, a worker in the Bedford Pine area told the Committee:

> "...in this particular area there are homeowners who may be on this committee that has been mentioned as being formed in this area and who were supposed to have

> been in on the planning sessions for this particular area in relocation planning, but they don't associate with the people down in this area. They are a little different ... and as a result do not communicate." (Page 74)

On the matter of displacement and relocation, Gilbert H. Boggs, Director of Housing for the Atlanta Housing Authority told the Committee:

> " The process of eliminating slum conditions frequently requires the reduction of residential land area for much needed community facilities such as schools, parks, community centers, etc., in addition to reducing the population density to a more healthful level. The people displaced in this process are mostly in the poverty level, who cannot afford standard housing on the private market; therefore, the first and most important step is to provide housing which will provide sufficient resource in the low-rent housing market to make satisfactory relocation possible. The greatest need exists among the Negro poor." (Page 130)

Mr. Persells told the Committee that to date a total of 4,716 non-white families and 245 white families have been displaced by urban renewal. He estimated that only 8 percent of the families relocate themselves into substandard housing. However, a large number of families "disappear", and it is not known what kind of housing they obtain. On the matter of net loss of housing units through urban renewal, Mr. Persells had this to say:

> "There have been 5,653 dwelling units demolished. There have been 1,066 dwelling units built, completed and in occupancy, and there are in the process of building... and additional 3,263 dwelling units. So that the net loss has been something just over 1,000 dwelling units. And we think this is quite a remarkable record... some of the areas cleared have been running up to 80 families per acre and that's pretty horrible." (Page 45)

No indication of the price range of the units demolished and the cost of the units built or proposed was given. Appendix ___

provides data on each of the eleven urban renewal projects, including proposed reuse.

Lastly, the Committee turned its attention to the impact of urban renewal on reducing or exacerbating patterns of residential segregation in the city. Having established that Negroes have accounted for 95 percent of the families displaced thus far, the Committee asked if these families were relocated in segregated or non-segregated housing. Mr. Persells replied, "I simply don't know, and then again, its pretty hard to tell where a segregated area is in some instances... There's no conscious effort made to move people into a segregated area I can assure you of that". (Pages 44-45) He added that housing built on urban renewal land is covered by Federal non-discrimination regulations, "it is open housing and it does get to be available and we have conducted follow-ups on housing built in urban renewal areas and they are staying open."

Mr. Amos Holmes presented a statement in behalf of the Atlanta Branch of the National Association for the Advancement of Colored People (NAACP) which said that urban renewal and other programs should seek the dispersal of minority groups. It said, "There is some danger that this relocation program may be used to rebuild the ghettos as ghettos... While the rebuilding process takes place, there must be assistance provided to encourage outward movement

among those who have heretofore been denied access to the general housing market." The statement continued:

> "Between January 1, 1956 and July 1, 1966, 21,000 families representing 67,000 people were forced to move due to urban renewal, expressway construction, code enforcement, over-income evictions from public housing and other governmental actions. Urban renewal and expressway contruction accounted for about 60 percent of the total displacement. The majority of the families and individuals affected by this change were Negro. Approximately 50 percent of these people had incomes under $3,000 a year." (Exhibit No. 9)

The NAACP statement added, "We must insist that the Federal and state governments have a responsibility to insure that local housing authorities and urban renewal agencies stop using public funds to entrench and extend segregation."

Public Housing - The Committee received information on the Atlanta public housing program, as well as several metropolitan area housing authorities. Appendix ____ is listing of occupancy patterns, by race, in Atlanta's public housing.

A staff report indicated that prior to Executive Order 11063, November 1962, all public housing in Atlanta was segregated. There were four white projects (Howell, Capitol, Harris, and Techwood Homes) with a total of 2,557 units. There were seven Negro projects (Hope, Grady, Eagon, Herdon, Carver Community, Perry, and University Homes) with a total of 4,950 units.

In April 1965 the Atlanta Housing Authority filed a compliance statement under Title VI of the Civil Rights Act of 1964 and elected the "freedom of choice" plan. Following the Executive

Order four additional projects were built, consisting of 1,360 units. In December 1966 the Authority operated a total of 15 projects with 8,867 units.

The seven original Negro projects have remained exclusively occupied by Negroes (except the Grady Homes has had one white tenant). Two of the original four white projects remain all-white; and two were integrated as of December 1966 - State Capital Homes, 11.3 percent Negro and Harris Homes, 32.8 percent Negro.

Of the four projects built since the Executive Order, two (Bowen and Graves) are Negro (with exception of one white tenant in Graves). One is all-white (Palmer House) and one is integrated (J. O. Chiles) - 5.5 percent Negro.

In summary as of December 31, 1966 of the 15 projects, 9 are Negro (including the two which have or have had one white tenant), 3 are all-white, and 3 are predominantly white, but integrated.

There was considerable discussion as to the extent to which public housing is concentrated on the west side of town. The NAACP in its statement cited the following distribution of 9,404 units (completed and under construction):

Quadrant	Units	Percent
Northwest	4,102	43.62
Southwest	3,681	39.14
Southeast	1,621	17.24
Northeast		
TOTAL	9,404	100.00

The NAACP said the above figures "reveal that nearly 83 percent of all public housing is located on the west side of Atlanta while there are none in existence in the Northeast section. This example of racial segregation is indeed appalling."

Mr. Gilbert H. Boggs, Director of Housing for the Atlanta Housing Authority, using a geographical division of the city, rather than the postal designations used by the NAACP above, came up with different figures. The geographical center line, dividing the city's land into equal portions, lies 1 3/4 miles west of the quadrant line. On this basis, working with a total of 10,154 units completed or in process (including leased housing), Mr. Boggs said that 7,794 units or 77 2/3 were in the east and 2,360 units or 22 1/3 were in the west!

The basic question involved in both the NAACP's and the Housing Authority's analyses is site selection - whether those projects which are predominantly Negro are built in Negro areas and those projects which are predominantly white are built in white areas. The Committee's analysis is that they are - regardless of whether one uses a geographical or a postal division of the city. Mr. Boggs was asked about site selection and the racial occupancy of the surrounding neighborhood. He replied:

> "Site Selection certainly has some bearing on the racial occupancy of the project. It is obvious that certain geographic areas are preferred by certain racial groups. Sites are selected after consideration of a variety of important factors... (land, cost, zoning,

> topography, transportation, community facilities, etc.) The racial character of surrounding neighborhoods is taken into consideration along with other factors." (Pages 127-128)

Committee members raised the question of small scattered sites versus large concentrations of public housing. The Reverend Andrew Young, Executive Director of the Southern Christian Leadership Conference (SCLC) cited Perry Homes, a project of nearly 1,000 units, as the kind of planning to which he objected. He said:

> "...as I see it at this point, because I have no evidence to the contrary that citizens will be moved to complexes like Perry Homes, which in my mind is another Sharpsville, a kind of relocation center on the outskirts of town, out of the way of public transportation and job opportunity and everything else, with a separate school system set up for the poor Negro ..." (Page 113)

Speaking of Perry Homes, a Committee member asked Mr. Boggs, "is this in the opinion of the Housing Authority the most desirable thing to do in terms of changing some of the patterns..?" Mr. Boggs replied that, "in this particular case the principal reason was we owned the land and it was needed for this particular purpose". He said the Authority favored smaller projects, "from a point of economical operation we favor a project of around 5 or 600 units". He added that the turnkey and leased housing programs will result in smaller sites.

A number of Committee members raised questions concerning the efficacy of "freedom of choice" in tenant assignment as a means of implementing the letter and the spirit of Title VI of the Civil Rights Act of 1964. Mr. Boggs defended the procedure and pointed

out that several previously all-white projects had been desegregated, "I feel that its the democratic thing, as I understand democracy, a person is offered a chance to live in any project he wants to". When asked about the new policy of the Federal Department of Housing and Urban Development (HUD) which replaces "freedom of choice" with a"first come, first served" tennant assignment policy, (Washington - give specific citation) Boggs said, "its not implemented here" and indicated that his authority had not been informed of the policy by the Federal officials.

The subject of tenant assignment policies were considered in the light of the fact that the Atlanta Housing Authority operates two application offices - one in the all-Negro University Homes (Fair Street) and one in the all-white Techwood homes. Mr. Boggs was asked why the Authority could not operate one, centrally located application office. He Said:

> "I think there's a very good reason for that. The point is one office would be very inconvenient to the public at large. These offices are located and cover different geographical areas of the city and we think it would be very unwise to combine the offices into one." (Page 140)

He said that the existence of two offices made no difference in dealing with applicants, that approximately fifty percent of the applicants at the Techwood office are Negroes. It was further established that de facto segregation exists with respect to the staffs of the offices. The Techwood office has an all-white staff and the Fair Street office an all-Negro staff.

Finally, the Committee reviewed briefly the situation in several metropolitan area housing authorities. Appendix _____ is a listing of occupany patterns, by race, in_____ communities in suburban Atlanta. Representatives of the Decatur, East Point, Fairburn and Marietta Housing Authorities presented information to the Committee. None of the authorities represented has any integration in their projects. All were operating under the "freedom of choice" tennant assignment policy. (NOTE: we should check Fairburn, as HAA report shows 14 W and 10 N in one project??)

Model Cities - The City of Atlanta has applied to the Federal Government for a grant to plan a "model neighborhood" under the Demonstration Cities and Metropolitan Development Act of 1966. The City has selected an area of some 3,000 acres. The program will affect approximately 10 percent of Atlanta's people. Data presented to the Committee indicated that the target area is about 60 percent Negro and 40 percent white. The area, which exceeds the total urban renewal project area, would be subject to overall planning and the use of a variety programs in the creation of a model neighborhood.

A number of witnesses expressed concern about the impact of this program on the Summerhill-Mechanicsville-Pittsgurgh area. Questions were raised about the extent and quality of citizen participation in planning for the area. The Reverend Andrew Young of SCLC said:

> "The city talks about citizens particpation, but as we've heard about citizens participation it means citizen participation at a distance. That in the

> policy making circles of the Model Cities program I don't see any signs of any citizens from the community where decisions about contractors and the jobs and the training programs that are going into the model city area... there is no citizen involvement. I would say that this is absolutely essential." (Page 212)

Rev. Young, and others said their concern was heightened because so little information about plans for the area is available. He said, "I think the thing that alarms us so is that nobody wants to tell us anything. And the minute concerned citizens can't find out anything about a multi-million dollar real estate development, I get suspicious". (Page 214)

Another witness, Mr. Edward Moody, a resident of the Model Neighborhood area, supports the idea of making his a model neighborhood, but expressed concern about several aspects of the project. He said, "community participation is involved in the Model Neighborhood (plan), but the application to the Federal government exagerates it". He stated that meetings were held and the people were asked what they wanted in the plan, "but when it came to the application itself, the bill was drawn up in City Hall and it excluded the people".

Committee members questioned whether the elimination of segregation was part of the city's plan for a model neighborhood. "I hope that this doesn't mean, when it is all redeveloped that there will be a Negro and a white area, but I hope that part of "model neighborhood" means developing new techniques for developing integrated neighborhoods, so that we can break down this pattern.

Is this kind of thinking... included in the model cities (plan)?"

Atlanta planner, Collier Gladin replied:

> "I think this could be incorporated into it. I don't know that this was the specific intent. ...we weren't thinking of pushing out one race out of a particular area or pulling them all back into a particular area." (Page 28)

Mr. Gladin added that the application is a request for planning funds and if the grant were received, it would take considerable time to develop the actual plan for the neighborhood.

Several witnesses were sharply critical of the model neighborhood plan for not specifically including desegregation or an "Open city" as an integral part of the plan. Edward Rutledge, Executive Director of the National Committee Against Discrimination in Housing (NCADH) said that all Federal planning grants should include planning for desegregation. He said:

> "...there isn't the will in Washington today to impose upon the metropolitian area of Atlanta or of any metorpolitan area the policy that says even when we give you that 701 or 2 money (planning grants), that money must be used only to plan so that the metropolitan area can be developed on an integrated basis." (Page 104)

Mr. Rutledge said, "... if we let things move as they are, and Model Cities goes through as the planners are thinking about it, it's a matter of fixing up the ghetto, taking care of people where they are...".

The Atlanta Branch of the NAACP in its statement to the Committee said:

> "Practically all recently announced large-scale slum rehabilitation or 'model city' programs are aimed at refurbishing the ghetto... Dispersing is essential, if eradication of the system is to be a reality... We consider city-wide planning important in the dissolution of many problems in housing school sites and the prevention of 'sophisticated ghettos.'" (Exhibit)

The NAACP statement continues, "we have requested Mr. Weaver, Secretary of Housing and Urban Development, to withhold all funds to public housing and urban renewal programs... (and) the Model Cities Program until Atlanta officially adopts an 'open occupancy' ordinance".

Of this kind of thinking, Mr. Rutledge said to the Committee, "they always put us so-called liberals on the spot... They say 'wouldn't we want housing for those people who are living in those terrible conditions?' My answer is that we conceded each time". He cited the days of the Powell Amendment (requiring non-discrimination in public housing) and the pressure to have the amendment removed "because you won't get public housing". He said, "we may be accused of killing off the Model Cities Program or the limited Rent Supplements Program because we're challenging the Federal government the way we're suppose to... With all the machinery and equipment we have, we could rebuild America on an open occupancy basis, (but) we're still talking and walking along lines of 30 years ago." (Page 107)

IV - Residential Segregation in Atlanta - Its Growth and Implications

The fundamental basis of the Committee's inquiry is to determine the extent of discrimination and segregation in housing in Atlanta. The existence of slums, overcrowding, the city's rehousing programs, were all considered in the light of a segregated city.

The Committee asked, how segregated is Atlanta, is the situation getting better or worse, how much of the present segregation can be attributed to economic factors, how much to discrimination in housing? A member of the Research Division staff of the Commission on Civil Rights in Washington (use name?) told the Committee that indeed Atlanta was a segregated city, and the segregation was increasing. In terms of numbers, it is estimated that there were almost 222,000 Negroes in the city in 1966, approximately 44 percent of the total population of the city. In 1960, Negroes accounted for a little over 38 percent of the population. Thus there has been an increase of six percentage points in six years. Data ~~was~~ were presented which indicated that in 1966 almost 9 out of every 10 nonwhite residents (89 percent) were located in 37 census tracts. Each of these tracts was between 75 and 100 percent nonwhite. In 23 tracts, 95 percent or more of the inhabitants were nonwhite. While nonwhites made up approximately 44 percent of the total population in 1966, they were concentrated in only about a third of the city's tracts. In most instances, the 37 tracts are adjacent to one another and extend in a wide band across the center of the city.

With respect to trends, the Commission staff member reported:

> "In 1940, there were only 17 census tracts out of a total of 75 in the city of Atlanta in which nonwhites made up more than three fourths of the total population. In 1950, there were 20 such tracts. Annexation of 92 square miles in 1952 increased the total number of tracts in the city to 106. But even with the addition of more than 171,000 persons, of whom more than a fourth were nonwhite, the pattern of concentration remained intact. By 1960, the number of tracts in which three-fourths or more of the total population was nonwhite had increased to 30; and in 1966, the number was 37, as mentioned earlier. In most cases, expansion has been to blocks located on the periphery of already existing Negro neighborhoods.
>
> "To further illustrate how racially segregated the city is, we find that in 1940, 43 census tracts in the city each contained less than 10 percent nonwhite population. By 1950, the number had decreased to 34, but in 1960, it had risen to 56. As of 1966, there were 53 census tracts in the city of Atlanta, each with less than 10 percent nonwhite residents. Twenty-five of these were virtually all white."

The Committee was told that Karl and Alma Taeuber, research scholars at the University of Wisconsin, had studied the patterns of residential segregation of Negroes in a number of American cities after the 1960 census. They developed an index of residential segregation in order to show the extent of racial separation in urban centers throughout the United States. The index shows how much population shifting would have to occur in order to achieve an evenly distributed, non-segregated city. In their study the Taeubers found that Atlanta had a very high degree of residential segregation. They found in 1960 that 94 out of every 100 Negro residents would have to move from their present locations in order

to eradicate segregation-i.e. for each block in the city to have the same proportion of Negroes as in the city as a whole.

In 1950 the figure was approximately 92 while in 1940 it was 87. Thus, over the years racial concentration has become more intense in the city of Atlanta. It is important to add that the index of residential segregation is used here only to show that the concentration of Negroes has increased and that in 1960 it was extremely intense. In no way does this mean that the achievement of a non-segregated city should involve only the movement of Negroes.

The Committee was told that thirty out of forty-five southern and border cities had lower segregation indexes than did Atlanta - among them Baltimore, Md., Birmingham, Ala., Charleston, S. C., New Orleans, La., San Antonio, Texas, and Washington, D. C. A number of northern cities had a lower segregation index than Atlanta, including Chicago, Cleveland, and Detroit.

In relating residential segregation to the income of nonwhite families, the Committee was told by the Commission staff person:

> "One might assume that residential segregation is caused by the depressed economic status of many Negro families. However, the study by Karl and Alma Taeuber indicates that economic factors do <u>not</u> account for a large proportion of the residential separation in Atlanta. Using statistical manipulations to control for differences in economic status between the white and nonwhite residents, the Taeubers found that in Atlanta over two thirds of the residential segregation in 1960 could not be explained by differences in Negro and white economic status.

> "In 1950 only 36.3 percent of the differential was unexplained by economic factors. Their results indicate that residential segregation not only increased during the decade of the fifties, but also that the 1960 pattern of residential segregation bears much less resemblance to pure economic segregation than did the segregation patterns ten years earlier. A look at the increased residential segregation in 1966 indicates that the trend has not been reversed."

Sociologist Dr. James Conyers of Atlanta University corroborated the above by pointing out the urgency of the situation in southern cities. He said that urban segregation in the south, based on the Taeuber index, was higher than in any other region of the country. He said:

> "...what some of the data actually suggest is that between 1940 and 1950, no region of the United States showed an average decrease in residential segregation. Between 1950 and 1960 cities in every northern and western division experienced average decreases in segregation, whereas cities in all southern divisions again experienced average increases in segregation." (Page 94)

Dr. Conyers addressing himself to the significance of the data said, residential segregation "occupies a key position in patterns of race relations in urban USA, affecting not only neighborly relations between races, but the clientele and quality of schools, hospitals, libraries, parks, and other services. It is not surprising then that proponents of segregation know that through the control of housing, they can accomplish de facto what can no longer be established de jure."

Evidence of discrimination in housing as a mechanism for creating and maintaining residential segregation was reported by several witnesses (some of which will be related in the sections which follow). Moreland Griffith Smith, Director of the Urban Planning Project of the Southern

Regional Council, placed in the record a study of discrimination in housing in Atlanta which had been completed for his agency by Samuel L. Adams. The Adams study listed four mechanisms, other than the activities of brokers and bankers, that have affected Negro patterns in Atlanta:

> "*Street closures and the planning of thoroughfares that do not facilitate easy travel between Negro and white residential areas.
>
> "*Placement of cemetaries, public housing projects and open green areas where they inhibit any spill-over of Negroes at the fringes of the crowded ghetto.
>
> "*Violence and intimidation, including some thirty bombings in recent years.
>
> "*Differential zoning and application of land clearance and condemnation regulations that combine to make Negro areas less desirable."

The Adams study states, "Explosives were planted near several newly purchased fringe area homes as Negro migration threatened the Edgewood and Bankhead area in the eastern and western portions of the city. The blasts came frequently in the first half of the 1950's, tapered off for several years and increased again in the early 1960's. Bombings have represented only part of the intimidation and harassment meted out to Negro families who jump racial barriers in Atlanta. Cross burnings and telephone threats have also been used to keep housing boundaries intact."

In the Southern Regional Council study, the author relates his own experiences in purchasing a home on an all-white street in Atlanta in the summer of 1965:

"I remember the first night -- the sound of gunshots fired above the house, the sight of cherry bombs and Molotov cocktails tossed on the lawn. I remember returning home with my wife and two children after a short trip to the city to find windows broken and streams of toilet paper decorating the front yard. I remember the sight of my trembling teenage daughter telling her mother and me of an attempt by a white motorist to run her down as she walked along the road from school. I remember the words of my six year old son telling us of being chased by larger white boys. 'I wish I was white so they wouldn't do it.' It is not possible to erase such memories."

Additional evidence of discrimination in housing came from William C. Watson, Jr., an official at the Public Health Service's Communicable Disease Center in Atlanta. Watson told of CDC's difficulty in finding housing in the all-white Emory University area for foreigners on temporary duty at the Center. His statement, though less dramatic than the Adams account, is perhaps more damning. He pointed out that finding housing for foreigners was eased by the fact that most wore their national dress. He said, "The really dark skinned people will usually turn up with his turban and that will solve his problem... it makes all the difference in the world sometimes." Mr. Watson said that American Negro staff members at CDC have not been able to find housing in the area. He said, "To my knowledge none are living in that immediate area... We have discussed what we can do and we feel that attempting this is beyond our official purview and that it would probably boomerang. All we can do, all we have attempted to do frankly is work with the individual problem as it arises and we have not been successful... frankly we have not officially made the attempt to find a house for an employee in that area." (Page 259 & 260-1)

Lastly, the Committee turned its attention to discrimination against Jews. Mrs. Marshall J. Mantler, Chairman of the Atlanta Chapter and Mr. Charles F. Wittenstein, Executive Director of the American Jewish Committee presented information to the Committee.

Mrs. Mantler, who is a licensed real estate agent, said that discrimination against Jews in the Atlanta Metropolitan area remains "a persistent problem". Basing her information on her own organization's studies and on those of the Atlanta Jewish Community Council and the Anti-Defamation League of B'nai B'rith, she said:

> "At the present time, there are six subdivisions in northwest Atlanta that completely exclude Jews. These subdivisions contain in excess of 400 homes. In addition, there are others which have been developed in recent years on an exclusionary basis but which have now partially opened up to Jewish purchasers through resale. Many more subdivisions have been developed on a quota basis. In these, it is customary to allow only 10 percent of the homes to be purchased by Jews, although the formula may vary. A similar pattern prevails in the northeast section of Atlanta and in other major cities of the state." (Pages 241-2)

Mrs. Mantler described four major devices, and several minor devices, which are used to discriminate against Jews:

1. The "gentlemen's agreement" or word-of-mouth instructions not to sell to Jews.

2. The "club system" under which the sale is tied to membership in a community swimming pool which is open to Christians only.

3. The "Quota system".

4. The "restrictive covenant".

She said that although restrictive covenants are no longer enforceable in the courts, they still served as a deterrant. Other techniques include

merely turning down the contract once it is determined that the prospective purchaser is Jewish. Another involves the use of the word "restricted" on real estate listing sheets, which can have many meanings, but also may mean "no Jews allowed to buy in that area".

It was reported that studies by the American Jewish Committee indicate that while most Jews would not like to live in neighborhoods where they are the only Jewish family, most prefer not to live in a ghetto. Yet, Mrs. Mantler said, "Jews continue to be stereotyped as clannish". She said that the practices complained of generally do not cause physical deprivation of housing, but there is great psychological effect as denial of equal opportunity imputes inferiority.

Mr. Wittenstein said that Federal and local Fair Housing Laws which would prohibit discrimination on the basis of race, creed, or national origin would help Jews as well as other minority groups, and the entire city.

V - How the Ghetto Grows--The Changing Neighborhood

The previous section documented the fact that Atlanta is a segregated city, and the segregation is increasing. The Committee was told that the Ghetto has grown as neighborhoods on the borders have changed from all-white to all-Negro. Clearly, if Atlanta is to become a desegregated city, not only must all areas of the city and suburbs be open to all, but the changing neighborhood must be stabilized on an interracial basis. In a report of discrimination in housing in Atlanta by the National Committee Against Discrimination in Housing, and placed in the record by its Executive Director, Edward Rutledge, the Advisory Committee was told:

> "This trend started about two decades ago when the Negro population began breaking out of a tight belt that cramped it in too little space in the central city. In the early years of expansion of the Negro community, the movement was mainly westward, the direction the city's political and financial determiners decreed. Negro and white real estate coalitions sometimes agreed on peripheral constructions such as cemetaries and public housing units which served as buffers to Negro expansion in undesired directions... It was clearly understood in the early 50's that Negroes were to have a corridor to the west for housing growth." (NCADH study, Page 1)

The NCADH study presented the following statistics on the change in Negro occupancy, by sections, over a five year period (the letters indicate west, east, south, northwest, southwest, north, and northeast sections of the city):

Year	Central	W	E	S	NW	SW	N	NE
1960	35,256	4,631	2,061	3,249	1,954	456	270	167
1965	34,738	9,760	4,136	3,315	2,420	987	267	170
Net Change	-518	5,129	2,075	65	466	531	-3	3

(NCADH Study, Page 10)

The above table indicates that the pattern of Negro migration has been lateral -- east and west. Three areas in the table increased over 100 percent - soutwest 116 percent, west 111 percent, and east 101 percent.

The American Friends Service Committee, Inc. has been operating an Housing Opportunities Program in Atlanta for _____ months. Its Director, Mrs. Xerona Clayton, told the ADivsory Committee of its efforts to stablize changing neighborhoods in the Cascade-Sewell area of Atlanta. Mrs. Clayton has organized Negro and white homeowners in an organization in an effort to prevent "panic selling", to stablize the neighborhood, and to maintain the level of community facilities and services.

She told the Committee that the main obstacles were two - the absence of a Fair Housing Law which would permit Negroes to buy anywhere in the metropolitan area and the activities of real estate brokers who encourage neighborhood change. Mrs. Clayton told the Committee that real estate brokers were exacerbating the problem by playing upon the fears of white residents and by their marketing policies in such neighborhoods. She said:

> "...one of the real estate men we're dealing with in Cascade area has been running for the last two

> weeks a very lengthy ad in one of the Negro papers for all the houses he has up for sale in the Cascade-Sewell area. And I have been watching the papers; none of these houses for sale have appeared at all in the metropolitan papers. ...You just don't run an ad in one market and omit it in another unless you're aiming and gearing your sale to one particular racial group." (Page 208)

Of another real estate broker, Mrs. Clayton said:

> "I had a man I was forced to see last week because he had just kind of come in and cleaned out the neighborhood, just put up signs all over and actually created the kind of panic you read about in other areas. So I took it as my responsibility to go to him. He's very sweet. And he said to me, 'oh, we're not block busting. We wrote a letter but its nothing to it.' ... the letter was very sweet (and) went something like this: 'As you well know, citizen, dear citizen, Negroes are coming in but don't let that worry you. Just in case you want to sell now or in the future we will be very happy... to help you with your sale.'" (Pages 225-6)

The AFSC Housing Director said that some white families were moving because they have been "laboring under the myths of property devaluation" when Negro families move in. The AFSC program attempts to educate these persons. Also, the program attempts to educate Negroes "to the increase in costs when they buy into a changing area that was previously white". She added that the passage of Federal and/or local Fair Housing legislation was essential to the success of the program.

The Committee discussed the problem of changing neighborhoods in the City of Decatur, a suburb of Atlanta, with Mrs. Phern

Stanley, Chairman of the Human Relations Council of Greater Atlanta. She said that Negroes in Decatur and DeKalb County were being displaced by urban renewal and other processes and new Negro families were facing obstacles in moving into the area. "we have done everything in that county, in the city of Decatur to drive Negroes out, and I mean drive them out, and we have just about driven them out," Mrs. Stanley said. When Negroes began to move into formerly white areas of Decatur, the city passed an ordinance making it illegal for any property owner to put up a "for sale" sign. Citizens of the area have formed an organization called "Accord" which, according to informants, seeks to stablize neighborhoods <u>before</u> Negroes move in.

The Committee heard a panel of Negro homeowners an a panel of white homeowners who live in changing neighborhoods. One of the Negro families was the first nonwhite person to purchase on the block. She told of minor harassments by the city's plumbing and building inspectors - both implying that the family was about to subdivide the house. The reaction of white neighbors in both cases has been mixed. One of the white families reported that his family decided to remain in the neighborhood after Negro families began moving in. The family is active in the organization designed to stablize the neighbor hood. The second white family made a conscious decision to move into an integrated neighborhood. He reported that the Negro broker found it "a source of embarassment" to take him to white

families who were moving out. The white families, when approached directly "were surprised because they were expecting a Negro... and they would call us inside and sort of whisper it, you know, this neighborhood is going colored...".

Both groups of families complained that real estate brokers hastened the change in their neighborhoods. A Negro family said, "we have had the ocassion of real estate dealers knocking on our (door) to see if our house was for sale... and then watch them go from door to door and measure and then all signs go up at the same time".

Several of the families complained of creeping changes in facilities and services once Negro families were firmly established in the changing neighborhood. It was reported the Little League organization had recently changed its boundaries and had excluded the neighborhood from participation. It was reported also that the YMCA had sought to exclude the school which serves the neighborhood from participation in the "Y" athletic program, but this move was forestalled by citizen action and action by the superintendent of schools. One witness said:

> "This is a pattern that is being set up... some white people are moving out and they want to take everything with them. People are still living there and those people have the same needs now that the white people had when they were living there and we intend to fight with everything in us to keep the same activities and (to) make our community attractive and continue to be attractive ." (pages 288 -9)

VI - The Role of the Housing Industry - Brokers, Builders, and Bankers

The real estate broker, the home builder, and the mortgage banker occupy key roles in the production and distribution of housing in the community. The Committee heard witnesses and staff reports on current practices of the housing industry as they relate to discrimination and segregation in housing.

Brokers - A Negro real estate broker, Edward Billingsley, a member of the largely Negro National Association of Real Estate Brokers, Inc. (not be confused with the largely white National Association of Real Estate Boards) presented information to the Advisory Committee. Mr. Billingsley was asked whether a much alluded to "gentlemen's agreement" exists between Negro and white brokers to restrict Negro sales in all-white neighborhoods. He said that there was no "gentlemen's agreement", but the manner in which the Negro broker operates tends to concentrate sales on the fringes of the Negro neighborhood:

> "It's difficult to sell a Negro a house in a predominantly white area. We find that its a lot easier to sell houses adjacent to the Negro community... than (to) move out. It"s a standard pattern that we do this... Unless someone insist that we go over into the middle of a (white) community; and this is what has commonly been known as a gentlemen's agreement -- that we will pursue an orderly pattern insofar as possible." (Pages 283-4)

When asked, Mr. Billingsley said there was no such thing as block busting, it was all a matter of the seller's desires.

In reference to knocking on doors, Mr. Billingsley said:

> "It happens and it happens because we have a list of Negroes who are interested in houses that they cannot

> find and the only way that we can place a person... we have to go out and knock on doors until we find a house that is suitable... we will go to the owner and ask whether or not his house is for sale." (Page 285)

He added that it was difficult to dind Negro families that were willing to move into the heart of the white community.

With respect to property values, Mr. Billingsley said, "We have found most of the houses in transitional areas to be overpriced. We handled this by asking the seller to submit to an FHA or VA appraisal or to have a lending institution make an appraisal. In many instances, this is turned down."

Walter Scott a member of the DeKalb Real Estate Board, and a member of the National Association of Real Estate Boards offered testimony to the Committee. Making clear that he was speaking for himself and not the DeKalb Board of Realtors, Mr. Scott said that brokers represent sellers and they follow the sellers' wishes with respect to potential buyers.

Mr. Scott was asked, "is there a tendency then to ask the owners if they will sell to Negroes? Do you attempt to ascertain this in advance?" Mr. Scott's reply, "I would say there's no tendancy in all-white neighborhoods. It's pretty much of a predrawn conclusion (that they will not sell to a Negro)". (Page 312) He added that in transitional neighborhoods, "they all say it doesn't make any difference".

The DeKalb realtor stated that in his judgement some owners refused to sell to Negroes because they felt it would be unfair to their neighbors - some owners say, "all of these people I am leaving behind are my neighbors and I don't want to upset ten or twenty people that I've associated with for so long".

In response to questions, Mr. Scott said that a substantial percentage of the transfers in DeKalb County involved FHA or VA insured mortgages (at least 50 percent of his own business). When asked if he were familar with the nondiscrimination policies of the Federal Housing Administration (FHA), Mr. Scott said he was with respect to FHA repossessions (as were most of his fellow brokers). He said that he had forgotten over the years some of the aspects of FHA's nondiscrimination policies that he once knew.

Mr. C. D. LeBey, Jr., President of the Atlanta Real Estate Board was not present at the Committee's Open Meeting, but he was interviewed later by a member of the staff. Like Mr. Scott, Mr. LeBey said that the broker's job is to carry out the wishes of the seller.

He said that approximately 75 of the 147 firms that are affiliated with the Atlanta Real Estate Board deal with residential property. Approximately half of these, in practice, sell to both Negroes and whites. He added, however, that given a willing seller and buyer, "most of our members would sell to both Negro and white".

LeBey said that a realtor (i.e. member of the National Association of Real Estate Boards) is duty bound to present a Negro's offer to buy to a seller - assuming the seller has not specified race. When asked if member realtors would show a house to a Negro in an all-white neighborhood (when the seller had previously indicated a willingness to sell without regard to race), LeBey said, "most of our members would".

Both LeBey and Scott said there were no Negro members of their respective realty boards. Both said that they have had no Negro applicants. When asked their opinion of what would happen should a qualified Negro broker apply, both were uncertain and pointed out that candidates must be recommended by three member brokers and approved by the entire board.

LeBey said the parent body, the National Association of Real Estate Boards, had taken congnizance of the problem of racial discrimination and had a code of ethics dealing with many aspects of the problem. Among the points covered by the code are:

1. realtors have no right to determine the racial, creedal or ethnic composition of a neighborhood;

2. realtors should submit to their clients all written offers without assuming eligibility on race, creed or ethnic grounds;

3. each realtor should feel free to enter into a broker-client relationship with persons of any race, creed or ethnic group; and

4. realtors should continue to condemn any attempt by persons to solicit or procure the sale of property in residential areas b y conduct intended to implant fears in property owners based on the entry any racial, religious or ethnic group.

The full text of the NAREB Code is appended hereto as Appendix ___.

Contrary to the above Code (which applies to Realtors only) the Committee heard a series of reports concerning the activities of both Negro and white brokers which alleged discriminatory practices or practices which "implanted fear in property owners" of a racial group. Mrs. Henrietta Canty testifying before the Committee on her attempts to obtain housing in Atlanta said:

> "Most of the homes were listed by white realtors and they were wonderful over the phone. They were not able to detect race. I was given prices and appointments were established. Once identity was known the houses were not available and if available the price had increased from $2,000 to $4,000. (Page 269)

Also, see comments above under "The Changing Neighborhood" and "Residential Segregation in Atlanta" and below under "The Role of the Federal Government".

Bankers - Only two of six banks invited were represented at the meeting. However, staff interviews subsequent to the meeting obtained data from additional bankers.

John Station, Jr. of the National Bank of Georgia and James P. Brown of the Atlanta Federal Savings and Loan Association presented information to the Committee. Mr. Brown, an attorney for the bank, said he was representing William Wainwright, president

of the institution, who was out of the country. He was asked his bank's policy with reference to making mortgage loans to Negroes in white or controversial areas. Mr. Brown replied:

> "I think we'd be reluctant to do that due to it might-- and it has caused discord -- and reflect upon us in some way. We like to keep things pleasant and we like to keep our community more or less stable. I mean by that, all finance people feel like this. We have a nice, pretty neighborhood and everything's working fine, we want to keep everybody happy and keep it like that, and not antagonize them or stir them up...
>
> "We would not say no, but we would talk to the parties involved and probably tell them our feelings but we'd go on through with it". (Page 333)

Mr. Brown said that there were a number of factors to be considered in making a loan, "the stability of the neighborhood is one of the first things", he said. Chairman Henderson asked, in view of the witness' concern with peace and tranquility, "suppose the opposite were true that if you did not finance the house for Negroes, there'd be an upset in the community? What would your reaction be?" Mr. Brown replied, "I never thought of anybody asking me that question. I'd just go ahead and make them a loan right quick".

Mr. Staton of the National Bank of Georgia said his bank "does not follow any policy or have a policy of practice of any racial discrimination." When asked the same question concerning the financing of a purchase of a Negro in an all-white neighborhood,

Mr. Staton said, "I would say if the loan can be made on a business basis, if the credit is sufficient or the income... I would have to tell them... the policy and the practice of the law is that you just make the loan based on your business judgement".

Staff interviews were held w ith J. L. Phillips, Vice President of Fulton National Bank; George W. West, Jr., President and Ellis Kirk, Vice President, First Federal Savings and Loan Association; Edward D. Smith President, First National Bank of Atlanta; and Phillip S. Barrett, Vice President and Eugene Rackley, Assistant Vice President, Citizens and Southern National Bank.

For the most part, staff reports indicate that these institutions, while affirming a policy of compliance with the law and non-discrimination, are somewhat less clear about the details of their policies. First National Bank of Atlanta is not a major mortgage lender, and Citizens and Southern officially went into the home mortgage business in 1962. The two savings and loan institutions are primarily investors in home mortgages. Of the two, the president of First Federal Savings and Loan Association would not reply to several of the questions asked of other institutions. To the question of whether their institution would finance the purchase of a Negro in an all-white neighborhood, none of the banks replied in the negative, but several indicated that such a loan might be a liability - First Federal refused to comment.

Generally, the bankers did not feel that their institutions had any responsibility for encouraging equal opportunity in housing in Atlanta. On the other hand, they reported that they would not be affected one way or another by a Fair Housing Law.

Builders - The Home Builders Associaition of Metropolitan Atlanta was not represented at the Committee's sessions, but sent a written response to questions.

The Executive Secretary of the Home Builders Association stated that builders of FHA and VA insured housing were required to sign an "Equal Opportunity in Housing" form. However, when asked if any HBA members had sold or offered to sell a house to a Negro in an all-white subdvision, she replied, "We do not know of any sales to Negro families in all-white subdivisions. Very likely such a sale would result in an all-Negro subdivision."

In response to another question, the HBA Executive Secretary said:

> "If this question implies that a builder might, with economic safety, sell to a Negro family or construct for a Negro family in a location not otherwise being marketed to Negro families, we doubt very much whether such could be accomplished in Atlanta, Georgia at this time. We believe there are several distinct and separate housing markets in this community. There is a White housing market and a Negro housing market. Each of these markets exhibits identical fragmentation and discrimination with respect to economics and status within their separate markets. Both exhibit separately all the discrimination with respect to house sizes, lot sizes, and single family homes versus apartment houses. Whenever a builder tends to violate any of these prejudices and discriminations, either racial or economic, he is inviting business failure."

When asked how builders can help to create an open housing market in Atlanta, the reply was:

> "It does not appear to us that builders can help create an open housing market in any area where such a market differs from the emotions and attitudes of their customers. Racial discrimination in housing is not attributable to builders, since they can successfully sell or rent only under circumstances acceptable in the local market. When and as a community creates in practice (rather than by ordinance) an open housing market, builders can produce the structures and properties demanded by their customers."

VII - The Role of the Federal Government

As stated at the outset, the Committee's primary interest is that of the role of the Federal government in reducing segregation and discrimination in housing, and more particularly, in encouraging an open city. A number of witnesses, both Federal officials and private citizens, had a lot to say on the subject.

Edward Rutledge, Executive Director of the National Committee Against Discrimination, laid the major responsibility for segregated cities at the door step of the Federal government. He said:

> "I must tell you that local government is not altogether at fault. Local government goes along (with) the method of the lower ethic... There's no question in our mind that the Federal government from the 1930's on helped Atlanta build segregated housing projects just as it helped Newark, N. J. or San Franciso, Calif... that is to say that the Federal Government through FHA insured mortgages and VA guaranteed loans was in a position to impose at that time a policy of not only nondiscrimination but of integration, or non-segregation, while on the contrary it imposed a policy of homogeneity." (Pages 102 - 3)

The Committee received information from representatives of the regional offices of the major Federal housing agencies - the Housing Assistance Administration, the Federal Housing Administration, and the Renewal Assistance Administration (staff interview).

Public Housing -

John B. Sams, Chief of the Occupancy Branch and E. R. Williams, Director of the Development Division of the Regional Office of the Housing Assistance Administration (HAA) of the Department

of Housing and Urban Development (HUD) discussed Federal policies requiring nondiscrimination in public housing.

Following the passage of Title VI of the Civil Rights Act of 1964, HAA gave local authorities an option of choosing a "freedom of choice" or a "first come, first served" tenant assignment policy as a means of complying with the Act. The overwhelming number of authorities, including all of those in the Atlanta metropolitan area, chose freedom of choice. In response to a question as to whether freedom of choice has been an effective tool for desegregating public housing, Mr. Sams indicated that 144 projects in the region "had some degree of integration and primarily as a result of the freedom of choice plan". While the reply seemed to indicate the validity of freedom of choice, upon questioning it was determined that 144 out of 1,938 projects or 7.4 percent have <u>some degree</u> of integration. Stated another way, 92.6 percent of the projects in the region have no integration at all. Furthermore, it is assumed that "some degree of integration" would cover projects which are all-white, with the exception on one Negro family; or all-Negro, like Atlanta's Antoine Graves Homes, with the exception of one white family.

There were numerous questions from Committee members concerning the efficacy of freedom of choice as a tool for implementing the spirit and the letter of Title VI of the Civil Rights Act. However, much of this discussion is omitted from this report since the Department of Housing and Urban Development has replaced freedom of choice as an acceptable method of desegregation.

Appendix _____ is a summary (or the full text?) of the new HUD order which requires a "first come, first served" tenant assignment policy by all local housing authorities.

Committee members suggested that whether freedom of choice or first come, first served policies are used, HUD should adopt the language and the spirit of the HEW school desegregation guidelines - namely, that compliance with title VI should be measured by the extent to which the dual pattern of occupancy is eliminated.

Mr. Sams was asked whether local housing authorities were required to provide tenants with copies of the tenant assignment policy, compliant procedures and other Federal nondiscrimination requirements. Mr. Sams said that the tenant assignment policy must be posted in the authority's office, but there is no requirement that copies of such policies be transmitted in writing (or verbally through meetings) to tenants. Incidentally, Mr. Sams reported on April 8, as did Mr. Boggs of the Atlanta Housing Authority, that his office had not been informed officially of the HUD Secretary's statement of February 8 concerning the new tenant assignment policy.

Questions were raised concerning the audit of each local authority (which takes place every two years) and requirements of affirmative action by authorities to achieve actual desegregation. The Committee was told that the audit consists of a check of the files and a review of procedures to assure that the tenant assignment policy was being followed (and a check to see that the poster was posted), but no positive action was suggested to achieve desegregation. Apparently, any local authority which

follows it's freedom of choice procedures and posts its poster, is "in compliance" even though it may be totally segregated!

There was considerable discussion of Federal requirements related to the selection of sites for public housing units. Mr. Williams was asked whether the regional office in approving sites submitted by local authorities considered the racial composition of the surrounding neighborhood and its impact on the chances of achieving an integrated project. Mr. Williams replied that the racial composition of the neighborhood was one of a number of factors taken into consideration, and in his judgement fringe areas were most conducive to integration of projects. He seemingly ruled out all-white or all-Negro neighborhoods, "now you could have it sitting on the edge of a white neighborhood or a Negro neighborhood, but I think you'll find that each race would have no great feeling for going into a neighborhood of the opposite race."

Among the many factors in site selection, apparently the race of those expected to occupy the units is considered. Mr. Williams said:

> "...(if) we know this market is for 100 Negro units... we think that this should be so located that it would first provide an opportunity for anyone who wants to get into this, but it also should be located in such a location that it will in fact provide a market suitable location for these people that you would anticipate would be in occupancy...
>
> "Now I think it would be, for example, here in Atlanta... folly for us to select a site we'll say in the extreme northeast if the market were totally for 100 Negro units." (Page 182)

(Note: Washington - insert here a summary of HUD's new Site Selection Policy).

The Federal Housing Administration - Mr. William A. Hartman, Deputy Director of the Atlanta Field Office of FHA reported to the Committee. Numerous questions concerning the implementation of Executive Order 11063 were raised.

The Committee tried to ascertain how effective the Executive Order has been in facilitating desegregation of housing in the Atlanta area. Mr. Hartman was asked how much desegregation has occured in Atlanta since the order. He said:

> "This is a thing that's very hard for us to determine because there's no place in the application that indicates the race of the applicant. We find out at some time in the future--- but quite often we don't know." (Page 361)

He added that the agency had no machinery for keeping up with the amount of desegregation which occured as a result of the Executive Order.

On the matter of the sale of acquired properties (repossessions) Mr. Hartman said he believed that six houses had been sold to Negroes in white areas.

How is the Order implemented with respect to developers, the Committee asked. Developers are informed of the nondiscrimination policy at pre-analysis and pre-construction meetings, and they are required to certify that they will not discriminate,

Hartman said. There is no field review of practices or follow-up, and the receipt of a complaint is the only basis for action by the agency. Chairman Henderson said, "In other words, in the absence of a complaint, you do nothing?" Mr. Hartman replied, "In the absence of our knowledge that there has been any discriminatory act, we do nothing."

On the matter of complaints under the Executive Order, it was determined that there has been only one complaint in the state of Georgia since November 20, 1962, the date of the order.

Questions were raised as to how the contents of the Executive Order and the complaint procedure were communicated to the minority community. One Committee member said, "nobody seems to know about this Executive Order". Mr. Hartman said releases were sent to the Negro press and a series of tapes were made for a local radio station in the latter part of 1965. Reference was made to a recent FHA directive which states that listings of all housing covered by the Executive Order shall be available to the general public, in a binder labeled "Record of Housing Available on an Equal Opportunity Basis" in the public lobby of all FHA insuring offices. A staff member reported that he did not see such a binder on a recent visit to the Atlanta FHA office. Mr. Hartman said:

> "You would have had to ask for it because it's in the process of an updating and revision. Now it isn't right at the desk because it's being processed, but anyone who asks for it, we'll put it out on that desk immediately." (Page 367)

He accepted a Committee suggestion that a sign be placed on the desk indicating the availability of the listing at times when it was removed for processing.

Committee members asked about FHA management brokers. There are five such brokers in Atlanta, none of whom are Negroes. When asked why, Mr. Hartman said, "only becasue the Negro management broker has not bid on one of the contracts". In Savannah, where there is a Negro management broker, it was determined that he has handled property in Negro neighborhoods and white management brokers have handled property in white neighborhoods. Mr. Hartman said that the new contracts in that city would divide the community on a north - south basis, without regard to the racial occupancy of the neighborhoods.

Earlier, Mr. Albert Henry, a staff member of the Georgia Council on Human Relations, reported his experiences with housing covered by the Executive Order in the Atlanta area. Of 27 calls made to developers or agents of such housing, 19 real estate agents indicated that they would not sell to Negroes; 4 responded that they would sell to Negroes; and 4 said that they were not sure. Mr. Henry gave a verbatim report of several of the responses from real estate agents:

> "One (agent) responded, 'we don't handle colored property'.
>
> "Another responded to the question, 'will this neighborhood be open to colored?' He said, 'Not to my knowledge. This is the reason that this area is so popular as a residential neighborhood'.

" Then another realtor in East Point ... and these that I'm telling you about are housing that... would be insured by FHA, he said, 'I wouldn't sell to Negroes. I wouldn't. I know how to get around it'.

"Another realtor responded..., 'It would be unpleasant for you to live in this neighborhood. The neighbors wouldn't like it if I showed you the house, but I would like to show you some other houses in another neighborhood.'

"Another realtor responded, ' a nigger has never been out, but if he comes we will give him temporary receipt and send him to the home office who will then turn him down." (Pages 350 - 1)

In response to questions, Mr. Henry said he had been working from the FHA list of commitments granted and in a number of cases he had difficulty obtaining phone numbers of some of the developers. He indicated that the FHA list would present some difficulties for the average citizen who was attempting to locate housing covered by the Executive Order.

The Renewal Assistance Administration: A representative of the RAA was not invited to present information to the Committee in open session, but a staff interview was held with John T. Edmunds, Acting Assistant Regional Administrator and Clifford Hardy, Jr., Relocation Advisor.

Mr. Edmunds pointed out that urban renewal is a local program - locally conceived, planned and executed. He said the requirement of a workable program insured relocation of site residents and citizen participation, two of the points of concern to the Committee. RAA regulations require that all site residents be relocated in decent, safe, and sanitary housing at prices and rents within their means. However, apparently there are no requirements that a conscious effort be made to desegregate such residents, or that

efforts be made to relocate them in housing covered by existing Federal nondiscrimination regulations. Also, there was no evidence that RAA officials evaluate urban renewal projects in terms of their total impact on patterns of segregation within the city.

VIII - Proposals for Remedies

Throughout the two-day hearing the Committee received numerous suggestions for remedies. These ranged from new Federal legislation, changes in HUD regulations, and more affirmative action in the implementation of existing regulations; to proposals for state and local legislation and action, and acitivites on the part of private citizens and organizations. No attempt will be made here to present all of these proposals, for many of them have been adopted by the Committee and are listed hereafter as recommendations or suggestions for action.

A Fair Housing Law - One proposal stands out from among the many, it was discussed throughout the two-day hearing, and was endorsed by numerous public officials, professionals in the human relations field and private citizens -- A fair Housing or Open Occupancy Law. Most witnesses who supported this proposal called for both Federal and local action in this field -- that one should not wait for the other.

Moreland Griffith Smith, the Director of the Southern Regional Council's Urban Planning Project, told the Committee:

> "Open Occupancy legislation is inevitable, in spite of oppositions. Its passage is no more difficult locally than nationally. Atlanta could greatly enhance its reputation as a pace setter in the South and nation by promoting open occpancy before it is forced to do so by Federal laws." (Page 381-3)

Cecil Alexander, Chairman of the Housing Resources Committee, spoke in favor of a Federal law and expressed fears that a local law would hasten the flight to the suburbs. He said, "There will be an even greater movement of people out into the suburbs than we have now. I'm all for a Federal Law and I would give it all support that I could." (Page 62)

Committee Vice Chairman Sam Massell questioned planners Collier Gladin of the Atlanta Planning Commission and Glenn E. Bennett of the Metropolitan Planning Commission on the efficacy of Federal and local legislation. Mr. Bennett agreed that Federal legislation prohibiting discrimination in housing would help in the elimination of ghettos in Atlanta and the dispersal of citizens throughout the metropolitan area.

Mr. Bennett agreed that some barriers to integrated housing would be reduced if there were Federal legislation requiring open housing and prohibiting discrimination.

Mrs. Clayton, the Director of the American Friends Service Committee's housing program made the following comment on Federal versus local legislation:

> "There would be some discussion ... that Fair Housing just in Atlanta would not be sufficient because we have the other four counties encompassing greater metropolitan Atlanta... Well that is true, it would not solve all the problems, but it's such a marvelous point of beginning that it would have transfer effect on other communities." (Page 233)

Another representative of the Friends' Committee, Noyes Collinson, Program Director, said:

> "Our hope is that we would be able to have an open occupancy bill effective in the City of Atlanta. We can't wait for Federal legislation, there's too much politics involved. We're not going to get an effective bill for probably two or three years. In the meantime the ghetto is being extended in Atlanta and Negroes are being denied jobs merely because they can't get to them." (Pages 210-11)

Representatives of the NAACP, the Southern Christian Leadership Conference, the Greater Atlanta Human Relations Council (?), the Georgia Council on Human Relations, American Jewish Committee, and the National Association of Real Estate Brokers all supported Fair Housing legislation.

Other Proposals - The representative of the National Committee on Discrimination in Housing, Edward Rugledge, placed in the record his organization's study of Atlanta, titled, "A Program to Achieve Equal Opportunity Housing in Atlanta, Georgia ". The program calls for the organization of an Atlanta Center for Fair Housing, which would serve at lease three functions:

> "1. bring together homeseekers and suppliers of housing through discussions with government housing officials, landlords, realtors and home builders;
>
> "2. develop and disseminate information to acquaint the white and Negro community with techniques and experiences useful in easing tensions in newly integrated neighborhoods; and
>
> "3. stimulate the conservation and upgrading of the existing housing supply through participation in site selection and code enforcement programs."

Mr. Rutledge added that the proposed center would be an "amalgamation of all of the groups that are working in this field"...

to work on a problem of not just buyer-meeting-seller, but the problem of... where public housing is located, what kind of public housing ought to go into certain communities, affirmative action programs in regard to FHA, assisting-- insisting on the enforcement of (Executive Order 11063) outside the city of Atlanta, concerned with what is happening under urban renewal and the Model Cities Program... it would be a professionally staffed operation that would be moving on the fundamental issues that confront the rebuilding of the Metropolitan Atlanta area." (Page 390)

Mrs. Eliza Paschal, Executive Director of the Atlanta Community Relations Commission stated the need to communicate the problem to the white community, "to somehow expose white people both to the fact that there is a problem and to make them so obvious that you can't ignore it. You know, as obvious as the dogs in Birmingham". (Page 396) She said that many white Atlantans are not aware of the fact that a Negro can't buy a house anywhere that he can afford one.

Robert Thompson, Assistant to the Regional Administrator of HUD for Equal Opportunity, suggested that the Atlanta Federal Executive Board (composed of the heads of all Federal agencies in the area) had a role to play in stimulating useful programs and in combatting discrimination.

Cecil Alexander called for the organization of a "non-profit fund" to aid in the building of 221(d)3 housing and in obtaining

land for future development. He added that the problem of economic integration was a "tough one", but was as important as racial integration. He said there was resistance to this kind of integration in both the white and Negro communities.

A Commission staff member reported to the Committee on three proposals forwarded to the Georgia Committee by the Illinois Advisory Committee to the U. S. Commission on Civil Rights. They proposed:

1. A Metropolitan Housing Center funded by the Federal government to aid in the rehousing of those displaced by Federal and local programs. The Center would maintain an active inventory of non-ghetto housing, including all units covered by Federal non discrimination provisions.

2. A 221(d)3 Packaging and Management Training Office, funded by the Federal government, to encourage the development of lower income, non-ghetto housing by not-for-profit groups.

3. The designation of "Equal Opportunity Brokers" by FHA. Such brokers would certify that they would merchandize property in both Negro and white communities (rather than merely refraining from discrimination) and would submit a plan for affirmative bi-racial merchandizing. Only Equal Opportunity Brokers would be awarded contracts as FHA management or area brokers.

IX - Findings, Recommendations and Suggestions for Action

After a careful review of the data submitted to it, the Georgia State Advisory Committee makes the f ollowing Findings and Recommendations to the U. S. Commission on Civil Rights. Although its responsibility is limited to recommendations to the parent Commission with respect to Federal policies, the Georgia Advisory Committee, aware that the housing problems of the Atlanta area can be solved only by the cooperation of all levels of government and the action of private individuals and organizations, includes in this report a number of "Suggestions for Action" which are directed to other than Federal agencies.

Findings - The Georgia State Advisory Committee makes the following findings:

1. Large numbers of citizens of Atlanta are forced to live in substandard and deteriorating housing; and Negro citizens are the most disadvantaged of these - 48 percent of Negro rental housing in 1960 was substandard.

2. Overcrowding among Negroes in Atlanta is four times as great as among whites - more than one - third of the citizens (Negroes) are restricted to one-sixth of the land of the city.

3. Welfare, and similar programs, provide payments inadequate to obtain standard housing in Atlanta and therefore is one of the largest subsidizers of slum landlords.

4. The goal of the city's Housing Resources Committee to build 17,000 additional units is commendable and deserves the support of all, but the Advisory Committee finds no evidence that achieving a desegregated city is a part of the plans.

5. The Committee finds no evidence that the disperal of the ghetto is an integral part of urban renewal planning; or that an affirmative policy exists to relocate those who are displaced in non-segregated housing.

6. While the record of a net loss of just over 1,000 units through urban renewal may be "remarkable" as compared to other cities, when the price of the units replaced is compared with those demolished and the racial occupany of the site, before-and-after is considered, urban renewal has worked a serious hardship on that portion of the population which is already most disadvantaged.

7. Some progress has been made in desegregating public housing under "freedom of choice", but vigorous implementation of the new tenant assignment policy, creative site selection, extensive use of such programs as turnkey and leased housing, and affirmative policies to achieve more integration are urgently needed.

8. The existence of two de facto segregated application offices by the Atlanta Housing Authority projects a posture and symbolizes a philosophy which is inconsistent with the achieving a fully desegregated program.

9. More effective participation in planning in the urban renewal and Model Cities programs by those affected (including the lowest economic groups) is needed.

10. The Committee finds no evidence that planning for an open, desegregated city is an integral part of present or future plans for the development of a model neighborhood.

11. Atlanta is a very segregated city residentially (more so than such cities as Birmingham, New Orleans, Cleveland and Chicago); and less than one-third of the existing segregation can be explained by economic factors.

12. Over the past, and in the present, serious barriers, including violence, practices of the housing industry, public and private policy, have restricted Negroes to certain sections of the city and to growth on the fringes of the ghetto only.

13. Discrimination against Jews, though more subtle than that practiced against Negroes and less a factor in obtaining standard housing, remains a serious problem in the Atlanta area.

14. The process by which neighborhoods change from all-white to all-Negro is a major factor in the continued growth of the ghetto in Atlanta; the activities of some neighbors to stablize their neighborhoods on an interracial basis should be supported.

15. The Committee finds, however, that neighborhood stabilization can not be truly effective until the entire metropolitan area is open to all, and in the interim such activities tend to limit the already limited housing supply available to Negroes.

16. The activities of some brokers in such neighborhoods, when designed to implant fear of a racial group or to hasten change, is determental to the welfare of the entire community.

17. The Committee finds a need for the Real Estate Boards to insure that the articles of the NAREB Code of Ethics are being practiced by member brokers; and a need for the state licensing board to adopt similar, but more stringent, rules covering the activities of all brokers.

18. The overriding concern of some bankers with the peace and tranquility of the community, rather than with the development of policies to aid in obtaining an open, desegregated city, is regretable and points up the need for more effective Federal and local regulation of mortgage lending practices.

19. The attitude of builders that they can do nothing to aid in the creation of an open housing market until the community eliminates prejudice, seems to the Committee a negation of basic responsibility and further underscores the need for effective Federal and local guarantees against discrimination by the housing industry.

20. The Committee finds that existing Federal nondiscrimination regulations (Exectutive Order 11063 and Title VI of the Civil Rights Act) as implemented in the Atlanta area have almost no impact on continuing patterns of racial discrimination and segregation.

Recommendations - The Georgia State Advisory Committee makes the following recommendation to the Commission on Civil Rights and requests that they be forwarded to the appropriate Federal agencies:

1. That the Commission on Civil Rights again recommend to the President and to the Congress the passage of a Federal Fair Housing Law, with adequate sanctions and enforcement procedures.

2. That the Department of Housing and Urban Development issue a new set of regulations which are designed to make Executive Order 11063 the basis for vigorous and effective affirmative action by Federal housing agencies to eliminate discrimination and reduce segregation in Federally supported housing, including:

   a. the development of a reporting system to determine how many minority families obtain accommodations in housing subject to the order;

   b. procedures for field reviews of developers during the marketing period to insure compliance with the order;

   c. the regular publication of listings of all housing covered by the order, including precise information on location, price, and other details, which shall be mailed to real estate brokers, ministers, community leaders and others in the minority community;

   d. a vigorous campaign to publicize the order and the complaint procedures in the minority community, including regular meetings with leaders, use of the Negro press and other media, and the wide

circulation of literature;

e. require all developers of covered housing to post a notice in a conspicous place(s) containing a summary of the order and the complaint procedure; and require such developers to indicate "Equal Opportunity Housing" on all advertisement and on all literature; and

f. require developers of covered housing to adopt an affirmative action program with respect to the minority community in the marketing of such housing.

3. That the Federal Housing Administration add an additional person to the staff of each insuring office whose sole responsibility shall be the implementation of the Executive Order.

4. That the Housing Assistance Administration vigorously implement its new tenant assignment and site selection regulations, including the wide publication of these and other nondiscrimination regulations within the minority community (as suggested in 2 d. above).

5. That the Housing Assistance Administration adopt an entirely new civil rights audit procedure, which among other things, would include inspections more frequently than two-year intervals and which would require affirmative action by those authorities which do not show substantial progress in desegregating public housing.

6. That the Atlanta Regional Office of the Housing Assistance Administration direct the Atlanta Housing Authority to eliminate the de facto segregated application offices.

7. That the Department of Housing and Urban Development, with respect to the Executive Order and Title VI of the Civil Rights Act of 1964, adopt a posture and policy similar that enunicated in the school desegregation guidelines of the Department of Health, Education and Welfare -- namely, that the single most substantial indication of compliance is the presence of members of minority groups in covered housing and the elimination of dual occupancy patterns.

8. That the Renewal Assistance Administration require that local relocation agencies offer to relocatees available non-ghetto housing, including housing subjcet to Federal nondiscrimination regulations, prior to the offer of any other housing, and that certification be obtained in each case that the relocatee who is housed in ghetto housing refused such offer or that no such housing was available.

9. That the Department of Housing and Urban Development insure that all programs, including public housing, urban renewal and model cities, contribute to the disestablishment of the ghetto.

10. That the Department of Housing and Urban Development select Atlanta, Georgia as a pilot city for the establishment of a Federally funded "Housing Information and Service Center ", which would, among other functions:

    a. collect and disseminate information on all housing within the metropolitan area which is subject to Federal regulations requiring nondiscrimination;

    b. maintain contact with minority real estate brokers, community leaders, neighborhood groups, and home seekers in a continuing program to publicize and implement Federal policy; and

    c. operate a training and servicing program for not-for-profit groups who wish to develop non-ghetto, lower income housing (such as 221(d) 3), including the recruitment of such groups.

11. That the Federal Housing Administration adopt the designation "Equal Opportunity Broker" for those brokers who certify that they will merchandize housing in both the Negro and white communities (including the submission of a plan for affirmative bi-racial merchandizing), and that only such brokers would be accepted as management or area brokers.

12. That the Federal Housing Administration with respect to acquired housing (repossessions) accept contracts only

from those brokers who subscribe to a program of affirmative action (rather than merely refraining from discrimination) in marketing such properties.

(Note: It is assumed that the housing specialists in Washington will want to modify the above and perhaps offer additional recommendations.)

Suggestions for Non-Federal Action:

1. The passage of an enforceable Fair Housing or Open Occupancy Ordinance by the City of Atlanta. (and by suburban communities) would be a significant contribution to the development of an open city; and would be a clear and unmistakable indication to all Atlantans and to the nation that it is truly "a city too busy to hate", but not too busy to protect the rights of its citizens.

2. Welfare payments should be increased so that recipients can afford to rent standard housing.

3. State legislation should be adopted to permit direct payment of rent to landlords and to permit welfare agencies to withhold payments to landlords who do not provide standard housing.

4. The Atlanta Housing Authority should continue and expand its program for turn key and leased housing as a means of avoiding large concentrations and as a means of fostering desegregation.

5. The state licensing board should adopt regulations prohibiting real estate brokers from stimulating panic selling in changing neighborhoods, and from discriminating in any manner.

6. The dissolution of the ghetto and the development of an open city should be adopted as specific and integral parts of the plans of the Housing Resources Committee, the model neighborhood plan, and urban renewal.

7. Without waiting for Federal action, the Atlanta Housing Authority should see that all relocatees are offered available housing outside of the ghetto, when available (including all housing subject to FEderal nondiscrimination regulations).

8. The Atlanta and suburban Real Estate Boards should take steps to include qualified Negro brokers among their members, and adopt a program to insure compliance by all members with its Code of Ethics.

9. The Home Builders Association of Metropolitan Atlanta should establish a committee on fair housing, which as a first step, should study successful desegregated sub-divisions elsewhere in the country, and recommend a positive program to its members.

10. The mortgage bankers of the community should adopt an affirmative program to encourage an open city, including adoption of a public policy with respect to the availability of funds for the purchase and the construction of nonsegregated housing.

X - Appendices

(Note: It is expected that the Washington housing specialists and Research Division staff will propose additional items for the appendices.) The following, therefore, is a partial list only.)

A - List of witnesses and persons interviewed by staff.

B - Executive Order 11063 and Title VI (summarized).

C - HUD tenant assignment policy (summarized).

D - HUD site selection policy (summarized).

C - A list of states and cities with Fair Housing Laws.

D - The NAREB Code of Ethics and the NAHB open occupancy statement (if appropriate).

E - List and brief description of urban renewal projects in Atlanta.

F - Listing of public housing Projects and occupancy by race, Atlanta.

G - Listing of public housing projects and occupancy by race, suburban.

H - Latest relocation report, Atlanta Housing Authority.

I - Appropriate Tables, Census Tracts, 1966, demonstrating segregation in Atlanta

J - A listing, with brief summary of each, of the major Federal programs for lower income housing, i. e. 221d(3), 2221 (h) rent supplements, turn key, leased public housing, etc...

Excerpt from Institute for
Rapid Transit News Letter
of July 1, 1963

ATLANTA PLANS FOR RAPID TRANSIT

Introduction

In October of 1959, the Atlanta Metropolitan Region passed the one million mark in population, joining 23 other such metropolitan centers in the United States. This region consists of the five counties of Clayton, Cobb, DeKalb, Fulton and Gwinnett, plus the City of Atlanta. (See Fig. No. 1.) It covers an area of 1,724 miles containing 45 municipalities. The population of the region today is 1,115,000 which is more than 40% greater than in 1950. Projections indicate that the population will grow to 1,573,000 by 1975, and to 2,374,000 by 1990. Economic activity in the region is expected to grow at an even faster rate than the population.

Downtown Atlanta is the heart of the metropolitan area and to a large extent, the heart of southeastern United States. Although the central business district is squeezed into less than one-tenth of one per cent of the five County area, it provides nearly 20 per cent of Atlanta's tax digest and nearly 25 per cent of all employment in the metropolitan area. While much of the recent retail growth has shifted to suburban locations, downtown Atlanta remains a strong center of "depth" merchandising, not only for the area but also for the State of Georgia, and, to some extent, for the surrounding states. It also continues to grow as a place of employment for regional specialty functions, with many new buildings completed or under construction to handle these increased activities. Downtown employment has grown from 46,000 employees in 1941 to 64,400 in 1958. Conservative downtown employment estimates suggest 79,000 employees in 1970 and 92,000 in 1980.

After World War II, Atlanta, as did all other urban communities, turned to extensive highway planning as a means of overcoming traffic congestion resulting from the ever increasing volumes of vehicles attempting to use conventional surface streets.

In its report on rapid transit for Atlanta, the consulting engineering firm of Parsons, Brinckerhoff, Quade & Douglas said in

part:

"Much of this program has already been completed, and a substantial number of expressway sections are in operation. (See Fig. No. 2.) By 1970, a comprehensive net of six, limited-access, radial highways will converge upon Central Atlanta and, in addition, the Circumferential Highway will be completed. These expressways will progressively bring great benefits to the metropolitan area by making possible reasonably free-flowing express circulation for motor vehicles during off-peak travel times. (See Fig. No. 3.)

"But if it is important to understand the benefits of these limited-access highways, it is of equal importance to understand their limitations and the problems they create. During some four hours of each weekday - that is, during the periods referred to as commuting peaks, when citizens are traveling to and from their places of work - there is congestion on the approaches to, and on the streets within, Central Atlanta. This phenomenon will not be diminished but will be intensified by the completion of the limited-access highways. Patronage will be attracted away from existing mass transportation, and more cars will crowd into the regional center. The outlook is for intensification of congestion on the approaches and streets of Central Atlanta, and for an increased demand there for parking.

"The prospects of relief lie in an increase in the use of mass transportation, so that more people but fewer cars will be brought into Central Atlanta. However, this increase can be achieved only by improvements in mass transportation to a degree which will substantially alter the balance of attraction between mass transportation and the private automobile. The need is for a regional, express, public transportation system to bring about an improvement in public transportation comparable to the improvement afforded to the private automobile by providing regional expressways."

In other words, Atlanta, as do all progressive and growing metropolitan areas, needs a balanced approach to metropolitan transportation planning. The need for a balanced system grows out of

the fact that people have different travel requirements. Some people must drive to work. Some want and can afford to drive to work. Others are wholly dependent on public transportation. Many others will respond either way, depending upon the availability of a reasonable choice. Even now, 49 per cent of the people leaving downtown Atlanta during the evening rush hour travel by public transit despite the fact that scheduled speeds and regularity of service are seriously hampered by surface traffic congestion.

The Need for Rapid Transit Recognized

Fortunately, the need for rapid transit has been recognized for some time by a number of organizations interested in the economic growth and familiar with the transportation requirements of the Atlanta area. Much credit should go to the Atlanta Transit System, the privately owned local transit company, and the Atlanta Region Metropolitan Planning Commission, both of which presented rapid transit proposals for consideration by public authorities and the public itself. A third and the most recent proposal for rapid transit was made by the Metropolitan Atlanta Transit Study Commission in December, 1962.

Atlanta experienced a minor setback to its rapid transit plans at the polls in November, 1962. An amendment to the state constitution was placed before the voters on a state-wide basis which would have enabled the Georgia General Assembly to give counties taxing powers to build and operate public transportation systems. Counties would have been permitted to join cities and other counties for that purpose. The proposed amendment had been endorsed by top state and city officials, as well as by many civic groups. It was defeated in rural areas, presumably because of a lack of understanding of the issue.

Despite the defeat of the amendment, it is recognized that rapid transit will be a necessity in the future. For this reason, "The Rapid Transit Committee Of 100" was established to inform Georgia citizens of the importance of rapid transit. In addition, the Georgia State Study Commission on rapid transit has been established by the Legislature to study the problem.

Another enabling amendment is expected to be presented to the voters in 1964. However, it is anticipated that only the voters in the

five-county Atlanta metropolitan area would be required to vote upon the proposal. If the amendment is approved, the State Legislature then would create a rapid transit agency to be supported by the participating governments. Another prospect is the adoption of a new and simplified Constitution for the State since there is a strong movement for it with an Assembly Committee actually working on a draft. This agency would be responsible for designing and constructing the new system, as well as making provisions for its operation.

There is much interest in the various rapid transit proposals and the permanent or temporary agencies that have taken a position favoring rapid transit for Atlanta. However, interest in rapid transit developed so quickly that there is also much confusion about the various plans and the purposes, as well as the identity of the various agencies involved. For this reason, we are reviewing below in detail the various agencies and plans in their order of appearance:

PROPOSAL OF THE ATLANTA TRANSIT SYSTEM (ATS)

In August, 1960, the Atlanta Transit System presented a proposal for rapid transit entitled "Rapid Atlanta" which was prepared by the consulting engineering firm of Simpson & Curtin. The proposal called for construction of a $59 million system to serve the metropolitan area, with the cost apportioned as follows:

Rapid Transit Construction	-	$46.0 million
Operating Equipment	-	6.5 million
Downtown Distribution System	-	6.5 million
Total		$59.0 million

The plan provided for a trunk line operating from a downtown "Transportation Center" north and east to a point just east of Peachtree Road. Here, one line would operate northeast 6.2 miles to Oglethorpe University, and a second line southeast 4.6 miles to Emory University. This initial system would total 15.9 miles. Later, additional lines would operate east to Decatur, south to Hapeville, and northeast to Smyrna. (See Fig. No. 4.)

The "Transportation Center," on the western edge of the downtown area, would be erected near the present main railroad station, utilizing air-rights over rail trackage. It would combine rail terminal facilities with a suburban bus terminal, as well as provide

office and commercial space.

The most unusual feature of the system would be a "Carveyor" downtown distribution system from the "Transportation Center." (See Fig. No. 5.) This "Carveyor" feature was proposed by the Goodyear Tire and Rubber Company and the Stephens-Adamson Manufacturing Company. It would consist of a continuous moving belt on which are positioned small cars each seating 15 passengers. These cars would operate within a transparent plastic tube at a speed of 15 miles per hour, with speeds decreased to 1.5 miles per hour at stations by means of decelerating rollers. Accelerating rollers would speed the cars up to 15 miles per hour as they leave the stations. The system would have a capacity of 7,000 seated passengers per hour in each direction. Operating costs, exclusive of debt service, were estimated at $250,000 annually. In recommending this system of secondary distribution, Simpson & Curtin recently stated:

> "Using the Carveyor for distribution from a point a little out of the center will, nevertheless, effectuate delivery to central business district points as rapidly as from a more centrally located station, which would rely upon bus transportation for distribution."

The rail portion of the proposal was designed to make maximum use of existing railroad right-of-ways. At all outlying station locations, station buildings would be erected above the tracks for convenient access to feeder highways for bus and automobile traffic. Parking areas would total 4,500 at nine outlying stations. The parking areas would handle 300 to 700 cars with an average of 500. Parking spaces closest to the station would cost 25¢ daily. The other parking spaces - about three-fourths of the total - would be free.

PROPOSAL OF THE ATLANTA REGION METROPOLITAN PLANNING COMMISSION (ARMPC)

This agency, created in 1947, was originally known as the Atlanta Metropolitan Planning Commission. Initially, the planning district covered only two counties in addition to the City of Atlanta. In 1960, the district was renamed, and was expanded to embrace five counties and the city and given its present title. It is the primary agency for overall regional planning. Its many studies of regional activity and requirements, including rapid transit, provide an essential background in planning for future metropolitan

area transportation requirements.

The commission is presently composed of the following members:

Hamilton Douglas, Jr.	Chairman
Nelson Severinghaus	Vice Chairman
Harmon Born	Secretary-Treasurer

City of Atlanta	DeKalb County
Ivan Allen, Jr.	Charles S. Daley
Hamilton Douglas, Jr.	Charles O. Emmerich
Charles E. Thwaite, Jr.	Nelson Severinghaus

Clayton County	Fulton County
Harmon Born	Hugh C. Conley
Terrell A. Star	Archie Lindsey
	Robert H. White

Cobb County	Gwinnett County
Herbert C. McCollum	Uhland F. Freeman
Joe Mack Wilson	William A. Hartman

Mr. Glenn E. Bennett is the Executive Director and Mr. Thomas H. Roberts the Planning Director. Offices are at 900 Glenn Building, Atlanta, Georgia.

It is the function of the commission to give guidance and coordination to local governments. The legislation which created it reads in part:

> "It shall be the duty of the Planning Commission to make comprehensive surveys and studies of transportation facilities, land use, public utilities, governmental facilities and services, natural resources and other physical, social and economic factors, conditions and trends that are relevant to the probable future development of the district, and to make and from time to time, as it may deem proper, amend, extend or add to a masterplan for the orderly growth and development of the district as a whole."

As early as 1954, the commission stated that "Within a few years...

we will require some type of high-speed mass transportation to supplement the bus system and serve our fast-growing suburbs." In September of 1960, the commission published a booklet entitled "What You Should Know About Rapid Transit." This served as the first stage of a rapid transit plan and was intended to acquaint public officials and citizens with the nature, opportunities and need for this form of express transportation. It was used as a basis for more than 40 meetings throughout the five-county region in an effort to acquaint people with the commission's work.

In another step in planning for the development of the Atlanta region, the commission had previously prepared two companion expressway policy reports. One was called "Access to Central Atlanta" and the other "Crosstown and By-Pass Expressways." The first report dealt with the importance of the downtown area. It further indicated that the downtown streets were operating in 1958 at 11 per cent above practical capacity and that programmed capital improvements could not bring capacity above the rising demand curve, much less keep it there. There was a transportation bottleneck in downtown Atlanta even at that time.

The second report indicated that there was another bottleneck - this one on the radial highways. The North leg of the expressway system has six lanes, but in 1958 this section had sufficient traffic to justify 16 lanes; and by 1970, this need is estimated to be at least 36 lanes. Without rapid transit by 1970, it was projected Atlanta would need 120 expressway lanes radiating to and from the central area and a 28-lane Downtown Connector. This was considered a physical impossibility.

The next logical step in transportation planning was a study of rapid transit. A plan was released in July of 1961 which was not inconsistent with the one previously prepared by the Atlanta Transit System, but which was broader in scope and perspective. It called for an initial system consisting of about 60 miles of lines paralleling the existing railroad right-of-ways in four major directions, with 32 stations and a downtown transit center. (See Fig. No. 6.) Most of the stations were to be provided with parking facilities, "kiss-and-ride" loops, and feeder bus service. For the core area, it included a grade-separated, continuous-type secondary distribution system, perhaps on the order of the "Carveyor." The estimated cost of this system, including the downtown secondary distribution system, was $215 million, which is approximately the same cost as the circumferential expressway

on the Interstate system around the city. It was also about one-fourth of the cost of the proposed Interstate highway system in the metropolitan area.

The plan contains four basic concepts as follows:

1. Transportation serves the region. It ties the region together economically, physically, socially and in numerous other ways.

2. Transportation shapes the region. It is a tremendous developmental factor stimulating growth of the area. Good planning must recognize transportation as a tool for shaping the region.

3. A balanced transportation system is required. The fight against traffic congestion will not be won through excessive reliance on the expressways or buses or rapid transit alone. There must be a balance not only between mass and private transportation, but more particularly, between mass express-type facilities (rapid transit) and private express-type facilities (expressways).

4. Portal-to-portal service. Just as it is important to provide automobiles with adequate local streets, collector streets, major streets, expressways, ramps and parking facilities so also must transit facilities consist of a complete system. Rapid transit service must include: (a) a feed-in trip to a high capacity trunk line; (b) a high-speed express trip along the trunk line itself, and (c) a feed-out trip to the precise destination.

The plan was comprehensive, and it outlined the need for a rapid transit system as related to the overall balanced transportation requirements of the area. It further considered such related topics as land development patterns, population, and employment.

PROPOSAL OF THE METROPOLITAN ATLANTA TRANSIT STUDY COMMISSION (MATSC)

The Metropolitan Atlanta Transit Study Commission (MATSC) was formed April 6, 1962, in accordance with Georgia House Resolution #668-121. It was authorized to undertake a program to determine

the need, advisability, economic feasibility and various methods of providing rapid mass transportation of passengers within the five county metropolitan Atlanta area. Having accomplished its assignment, the commission was dissolved on March 31, 1963. The commission was composed of the following members:

Howard K. Menhinick	Chairman
George M. Kilpatrick	Vice Chairman
J. H. Cawthon	Treasurer

City of Atlanta	DeKalb County
J. Paul Austin	H. McKinley Conway
C. A. Scott	Howard K. Menhinick
John A. White	
Dom Wyant	

Clayton County	Fulton County
George M. Kilpatrick	J. H. Cawthon
	Howard B. Harmon, Sr.

Cobb County	Gwinnett County
William A. Ward, Jr.	Thomas Hughes

In July of 1962, the commission retained the consulting engineering firm of Parsons, Brinckerhoff, Quade & Douglas to prepare a plan for an area-wide rapid transit system. The final report was completed December 1, 1963.

The planning project was financed in part through funds granted by the Urban Renewal Administration of the Housing and Home Finance Agency. Such assistance was authorized under the provisions of Section 701 of the National Housing Act of 1954 as amended in 1961. The six local governments concerned pledged $100,000 in matching funds. The Atlanta Region Metropolitan Planning Commission was made the administrative agent of the Study Commission. The Executive Director of the Planning Commission, Mr. Glenn E. Bennett, was made the secretary of the Study Commission. Under these circumstances, the Planning Commission filed the initial application for planning assistance with the Federal Government stating in part:

> "The purpose of the proposed study is to formulate a comprehensive plan for regional rapid transit for the Atlanta metropolitan region, including a distribution system for downtown Atlanta, the terminal area, and to test its functional and economic desirability and its financial practicality. To do this will require selection of routes and stations in harmony with present or projected land use and freeways, a determination of the number of people who would use such a system were it in operation today, and as far into the future as 1980. It will require estimates of revenues and of operating costs, and of the capital costs of rolling stock, right-of-ways and fixed construction. The purpose of the proposed study is also to evaluate means of financing a proposed regional rapid transit system and to consider the best type of agency to construct and operate it."

A number of other groups contributed to the study. The Georgia State Highway Department, in conjunction with the Federal Bureau of Public Roads, conducted an "Atlanta Area Transportation Study" which supplied certain basic data, including essential information from an extensive origin and destination study.

The consulting engineering firm retained the Stanford Research Institute to study methods of financing and implementing a rapid transit system plan. The Budd Company, a nationally known builder of rapid transit cars, made preliminary designs of operating equipment to certain specified standards. Numerous other local Atlanta agencies also contributed to the study. The engineering firm also assisted the Planning Commission in preparing the initial Federal application for planning assistance.

THE PROPOSED MATSC SYSTEM

General

The plan recommends construction of a 66-mile system which would be developed in three stages between 1966 and 1980 at a total cost of $292 million. It would include 46 miles of construction on grade, 17 miles of aerial structure, and three miles of subway or tunnel construction. Forty-nine miles of the system would be in close

proximity and parallel to existing railroad lines. A total of 42 stations would be provided. Trackage would extend from Marietta in the northwest and Norcross in the northeast to a common junction at Tenth Street station, and then through central Atlanta to the south as far as Forest Park. A branch of this line would extend east into North Druid Hills. A separate line would extend from Hightower Road in the west through an intersection with the north-south line to Avondale Estates in the east. (See Fig. No. 7.)

At a point near the northern limits of central Atlanta, the two northern lines would combine and leave railroad right-of-ways to penetrate central Atlanta, partly on aerial structure in private right-of-way and partly in subway. The combined north-south operations would intersect the east-west operations at a point to be known as the "Transit Center." Other stations would give distribution in central Atlanta and provide service elsewhere along the routes. Consideration had been given to use of railroad right-of-ways through the downtown area. However, it was found that the railroad right-of-ways could not provide satisfactory passenger distribution and would be less satisfactory from the standpoint of train scheduling and economical operation.

Development Program

Operable portions of the new rapid transit system would be placed in use as soon as possible. Thus, sections could be providing service, earning revenue and contributing valuable operating experience. For this reason, the development program has been separated into three phases.

First Phase - This would be in operation by January 1, 1971, and would consist of 21.5 miles of line operating between Oglethorpe in the northeast, through central Atlanta and to Hapeville in the south. A short length of the northwest line from Tenth Street station to Cooks station would also be built. The estimated cost of this initial system is $131,509,000.

Second Phase - This would be in operation by January 1, 1975, and would consist of an additional 14.5 miles of line. Here the Marietta line would be pushed northwest from Cooks station to Moores Mill Road, and the entire east-west line constructed between Avondale Estates and Hightower Road. The estimated cost of this

phase is $72,871,000.

Third Phase - This would be in operation by January 1, 1980, and would consist of the final 30 miles of line. The Marietta line would be completed, as would be the extension of the northwest line to Norcross and the south line to Forest Park. An east branch out to Druid Hills Road would also be completed. The estimated cost of this phase is $87,345,000.

Thus, the total 66-mile system would be in operation by January 1, 1980, at an estimated total cost of $291,725,000, including a 15% allowance for contingencies, a 10% allowance for engineering and charges, and an allowance for pre-operating costs incurred for the initial 1971 operation.

Alignment

The heart of the proposed system, which is concluded in the first phase, consists of a Central Line within the commercial corridor of central Atlanta. The stations would deliver daily commuters to their jobs within the downtown, midtown, and uptown sectors of Atlanta. It would also serve passengers from apartment buildings and other residences in this area. The station at the Transit Center in the CBD would be the crossroads of the system, being the main transfer point and serving directly the downtown development with immediate access to all rapid transit lines. The line would be in a subway under city streets in the downtown area and generally on aerial structure elsewhere, except for a short underground section in the Pershing Point area.

The South Line to Forest Park would be an extension from the Central Line. Consisting partially of aerial structure and partially of on-grade construction, the line would be situated between the residential and industrial areas which lie between downtown Atlanta and East Point. Beyond East Point, the line would serve the Atlanta Municipal Airport through feeder connections, and Hapeville, terminating at Forest Park in Clayton County.

The Northwest Line would be the northern extension of the Central Line beyond Pershing Point. It would be constructed primarily on-grade, with four short sections of aerial structure. Close in portions would provide service to largely residential areas. The balance would serve industrial areas as well as local suburban

residential and commercial areas in Cobb County.

The Northeast Line would also be an extension of the Central Line, serving the highly populated northeast residential area and local shopping centers. It would also serve some industrial locations in DeKalb County and reach into Gwinnett County. Construction would be primarily on-grade, with four short sections of aerial structure.

The East-West Line would serve the DeKalb County communities of Avondale Estates west through a dense residential area east of downtown Atlanta, and continue west through other residential areas in Fulton County to Hightower Road. The line would be mostly on-grade, except for a short downtown subway and some aerial structure. It would intersect the Central Line at the "Transit Center".

The East Branch would operate over a portion of the Northeast Line and branch off to serve the DeKalb County areas of North Druid Hills and North Decatur. It would be mostly on-grade, with four short sections of aerial structure.

Equipment

The Budd Company, of Philadelphia, developed a preliminary design for rapid transit cars incorporating the latest improvements in design. The proposed design features include light-weight, high-speed, stainless steel or aluminum construction, automatic controls, and steel wheels running on continuous steel rails. Scheduled speed would be 40 to 50 miles per hour. Fifty-one cars would be needed initially. A total of 186 cars would be required for full operation at a total cost of $32,348,000.

Two types of fully air-conditioned cars would be used and designated as "A" and "B" units. One end of the "A" car would be of streamlined design. The other end of the "A" car, and both ends of the "B" car, would not be streamlined. The "B" cars would serve as intermediate cars in trains consisting of from three to six cars. "A" cars would seat 70 people, and "B" cars 72 persons. Each car would be approximately 68 feet long and approximately 10 feet wide.

All cars would be equipped with four motors capable of speeds of up to 75 mph. Type "A" cars would have automatic running and

brake control equipment. The "attendant's cab" would contain a lockable cabinet housing manual overriding controls, as well as car running and brake controls. Each car would also contain a motor-generator unit to convert DC voltage to AC for air-conditioning, lights, and the air compressor.

Power

The report recommended use of a conventional third rail DC power distribution system. Substations along the line would receive AC power at the distribution voltage of the local utility company. This would be stepped down through transformers and fed into rectifiers for conversion to 600 volts DC. The use of AC power is recognized as desirable although there are numerous technical problems yet to be resolved.

Train Control

Fully automated operation was recommended, with provision for operation by an on-train attendant, should the need arise. It was felt that technology is sufficiently advanced to be capable of producing an automatic system for normal control of high-speed, high-frequency rapid transit operations. Several well designed proposals for such systems have been made by highly reputable, nationally known companies. Voice communication between train and central control and stations could be provided, as well as automatic announcement of station stops over a public address system in the cars.

Fare Collection

The schedule of fares proposed for the system would be based on lengths of ride, resulting in a specific fare between each pair of stations. Modern technology can now meet the needs of such a system with respect to both capability and capacity. Under such a system it is necessary that record of payment be checked automatically as a passenger exits from a station. Several methods of accomplishing this are available through use of coded tokens or tickets. Prepaid fares for regular users, or even credit card systems, can be arranged.

Stations

There would be 42 stations, of which 29 would be at grade, nine on aerial structure and four in a subway, including the "Transit Center." Both sides and center type platforms would be used, depending on topographical and operating conditions. Platform length would be a nominal 400 feet to permit operation of six-car trains capable of handling projected peak traffic demands tested at 1983 level.

Most stations would be origin or "pick-up" stations, or destination or "delivery" stations. For example, a station in a predominantly residential area would be a pick-up station, while one downtown would be a delivery station. The former would require parking lots and would be the morning entrances to the system, while delivery stations would be within walking distance of most centers of business and would be the morning exits from the system.

At stations where parking lots are proposed, free parking on a paved surface would be provided. However, preferred stalls closest to a station would be metered, thus providing revenues for maintenance of the entire parking lot. The number of parking spaces for each line would be as follows:

Central Line	-	No spaces
West Line	-	1350 spaces
East Line	-	2600 spaces
East Branch	-	1400 spaces
South Line	-	4350 spaces
Northeast Line	-	3900 spaces
Northwest Line	-	5700 spaces
Total		19,300 spaces

Revenues and Operating Costs

In evaluating revenue prospects, it was recognized that some time elapses following opening of a line before patronage becomes seasoned. For this reason a maturing period of three years would be introduced between the start of operations and the year for which revenue forecasts are made.

Based on allowances for planning, design and construction, January 1, 1971, was selected as the probable date for beginning of operations of the first phase. In 1974, this phase should produce gross revenues of $4,348,000, with expenses of $3,600,000. It is estimated that in 1978, three years after the second stage is opened, $7,814,000 would be realized in gross revenue from fares and concessions. Operating expenses would be $5,340,000. In 1983, the full 1980 system should produce gross revenues of $12,036,000, as compared with operating expenses of $7,803,000. The surplus revenues derived would be used progressively to finance the purchase of rolling stock.

Rapid Transit Committee of 100 Formed

This Committee was formed on March 1, 1963, to present a public information campaign designed to take the need for rapid transit directly to the public and obtain approval for a constitutional amendment to provide for modern transportation in the area. The group is hopeful that a future rapid transit amendment can be limited to the immediate five-county area, and not have to be submitted to voters on a state-wide basis.

The Committee is composed of 100 prominent citizens apportioned throughout the five-county area as follows:

City of Atlanta	-	25 members
Clayton County	-	10 members
Cobb County	-	15 members
DeKalb County	-	20 members
Fulton County	-	20 members
Gwinnett County	-	10 members
Total	-	100 members

Former Governor Ernest Vandiver is Chairman of the Committee and Mr. Roy Blount of DeKalb County is Vice Chairman. Offices are located in the First National Bank Building, 615 Peachtree Street, Atlanta.

In naming the Atlanta members to the Committee, Atlanta Mayor Ivan Allen, Jr. stated:

"I cannot put too much stress on the importance of the work of this Committee for the future of our whole metropolitan area. To prevent galloping traffic congestion from choking our trade and commerce, we must find the means best suited to our area to move large numbers of people safely."

THE GEORGIA STATE STUDY COMMISSION ON RAPID TRANSIT FORMED

In March of 1963, the Georgia State Legislature passed a resolution providing for the establishment of this Commission for a two-year period. The Commission is composed of 12 members, of whom seven are State Senate members and five are private citizens, as follows:

State Senators	Private Citizens
Oby T. Brewer	*Ivan Allen, Jr.
Charles Brown	Edwin Harrison
Jack Fincher	Ben F. Johnson
Harold Harrison	Ernest Vandiver
Leroy R. Johnson	
Edward S. Kendrick	
** Joseph E. Loggins	

*Mayor of Atlanta
**Chairman

The Commission has the power to employ secretarial help and fix salaries. It is authorized to pay Commission members on a per diem basis and provide allowances "authorized for legislative members of interim legislative committees."

The Commission is studying the problems of rapid transit as they apply particularly to the Atlanta area. It is interesting to note the resolution creating the Commission reads in part as follows:

"One of the most pressing problems confronting the State of Georgia and in particular the rapidly expanding urban area...is the growing and complex subject of traffic...A definite possibility exists that certain areas of cities will deteriorate

> because of the inability of persons to travel freely to such areas."

The Commission is required to report its findings and recommendations on or before January, 1964, although it may continue to study and make further reports that it deems necessary. It must complete its work on or before January 15, 1965, at which date it is automatically dissolved.

COMPARISON OF THE RAPID TRANSIT PROPOSALS MADE BY ATLANTA TRANSIT SYSTEM (ATS), ATLANTA REGION METROPOLITAN PLANNING COMMISSION (ARMPC) AND METROPOLITAN ATLANTA TRANSIT STUDY COMMISSION (MATSC)

The similarities of the three rapid transit proposals for Atlanta are much more apparent than the dissimilarities. Actually, all plans call for routes serving essentially the same traffic corridors. Basic to these plans is a "Y" shaped north-south line running from the Forest Park area in the south to the Norcross area in the northeast and Marietta in the northwest, plus an east-west line. There are naturally variations in exact routings, as well as extent of the systems proposed. The lengths of the proposed systems vary from 15.9 miles in the first stage of the ATS proposal to 66 miles for the final stage of the MATSC proposal.

Of significant interest, however, is the fact that all three proposals recommend the use of modern vehicles employing the conventional steel wheel-steel rail principle. The ARMPC proposal commented on the possible use of monorails in Atlanta as follows: "Their one major advantage - that of creating right-of-way in the air - does not apply to the local situation, where it appears that ground operation can be provided to a large extent." All proposals recommend a 600 volt DC, third rail system, although the ATS proposal does not rule out the possibility of overhead catenary. All proposals call for a high degree of automation, not only in connection with operations, but also fare collection which would have to be of the multi-zone type.

The three proposals varied to some extent on the following:

(1) Downtown Distribution

The most outstanding difference in the proposals pertains to the method of providing a downtown distribution of passengers. The ATS proposal recommended the "Carveyor" system while the ARMPC suggested the three following possibilities:

1. Locate a Transit Center along the Georgia Railroad "Slot", which passes through the heart of downtown, extending southeasterly from Union Station.

2. Use buses over city streets in the downtown area which would connect with the Transit Center wherever it is to be located.

3. Use of the "Carveyor" system along the lines recommended in the ATS report.

The MATSC plan calls for a two-level Transit Center located in the heart of the downtown district. It would be located at the subway intersection of the north-south Central Line and the East-West Line. The latter tracks are in the "Gulch" at the elevation of the existing railroad tracks, while the former would be in a subway beneath Broad Street. Additional downtown distribution would be offered by locating other subway stations in the area.

MATSC anticipates the need for further secondary distribution facilities to the rapidly growing government center area in the southeast corner of central Atlanta and the Ponce de Leon strip east of Peachtree Street. The report finds that a grade-separated system is advisable, but rules out additional subways as too costly. Therefore, the "Carveyor" system is again evaluated, as well as an alternate suspended monorail system. While the difference in capital costs between the two was not found to be substantial, the "Carveyor" presented lower annual operating costs.

(2) System Management

The ATS proposed that the State of Georgia create a six-county Metropolitan Transit District administered by an authority with power to construct the rapid transit system, including related distribution facilities. The authority would be empowered to issue tax supported bonds to cover construction costs that could

not be met through revenues. The authority would have the power to negotiate with private corporations to operate the system at rates of fare established with the approval of the authority. The Atlanta Transit System offered to operate the system within this framework and integrate its surface bus lines with it.

Similarly, the ARMPC recommended formation of a multi-county transportation agency. Such an agency could construct, manage and operate the system itself, or contract with private organization for this purpose, except for construction. The ARMPC examined at some length the form of management used in operating transit systems in other cities, and outlined generally how an authority might be organized for the Atlanta Region.

The MATSC considered the many alternatives in creating a transit agency, but avoided detailing the many arguments centering around such evaluations to avoid confusing the issue. It clearly stated that capital costs must be met from public funds although it said that private operation was a possibility. However, as"a major part of the support of the transit system lies with the public," the report reached the conclusion that public operation for this and other reasons appeared inevitable.

In outlining the types of public agencies, the report considers three basic forms of ownership:

1. Direct ownership of the transit system by city or county government.

2. Region-wide system ownership by regular units of local government.

3. State ownership.

In the first instance, the report recognized that if the city owned and operated the facility, the county residents might feel their interests were being neglected. Conversely, county ownership might cause the city to raise the same objections. Region-wide ownership might fragment the operation, resulting in inefficient operation. Lastly, State ownership would "seem to violate a well established principle that there should be local responsibility for local functions of government."

The report, therefore, reached the conclusion that the State should create a regional transit agency which would not involve the State tax system or debt structure. This could be accomplished through creation of a transit district with taxing powers or through a transit authority without taxing powers. After investigating both forms of agencies, the MATSC recommended a transit authority in this particular case. However, it further recommended strengthening of the weak points of authority-type control, especially in respect to giving the authority bonds the standing they could enjoy by as direct a pledge of the credit of the counties covered by the agency as is possible and by providing for responsive, yet statesmanlike membership on the governing board.

(3) Methods of Financing

All three reports recognized that funds to meet capital requirements must come from other than user revenues. The ATS report states that "... fares must be adequate to pay all operating costs and to meet amortization charges on equipment. Excess revenues would be paid to the Authority to aid in meeting debt service and retirement charges on construction costs."

The ARMPC report echos this philosophy by stating that rapid transit fares must "be competitive with the out-of-pocket cost of driving an automobile (gas, oil, tires and parking)." Yet sufficient income should be realized to cover operating and maintenance costs and debt service on rolling stock. However, it questions whether the user should pay for initial rolling stock or only its eventual replacement. In any event, capital costs will have to come from "some combination of Federal, State and local tax sources." It finds precedents for this approach in roadway programs where the public provides the fixed facility and the user provides the vehicle and pays its operating costs. In addition, the public provides sewer trunks with the user paying for his local sewer line or tap. A similar comparison was drawn in the case of electric power utilities.

The MATSC report draws the same analogy regarding public roads. It finds the specific methods of financing are dependent on the type of agency selected to implement the system. Final determination in this regard, says the report, should be left to that agency.

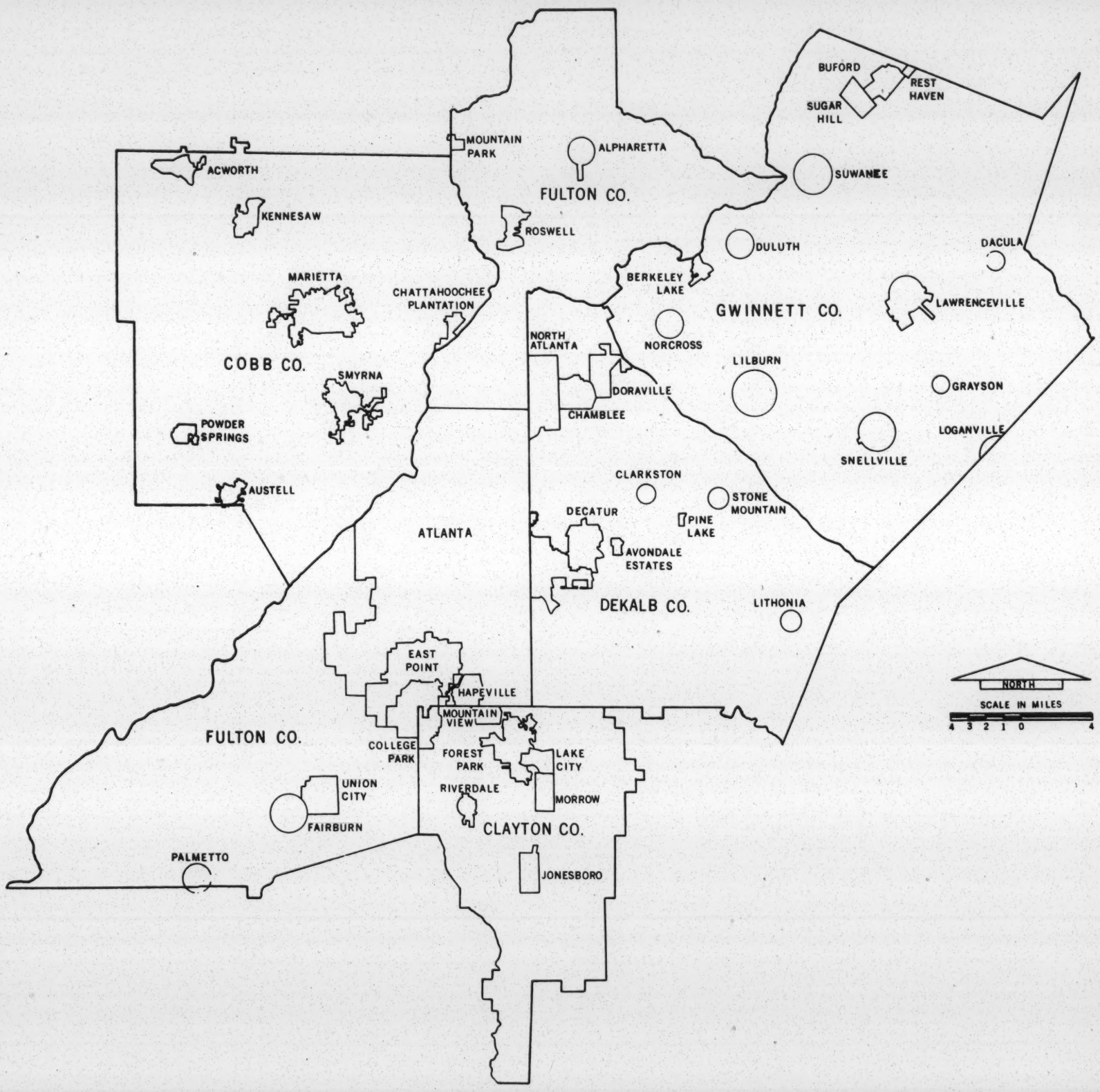


FIGURE NO. 1 - FIVE COUNTY ATLANTA METROPOLITAN AREA

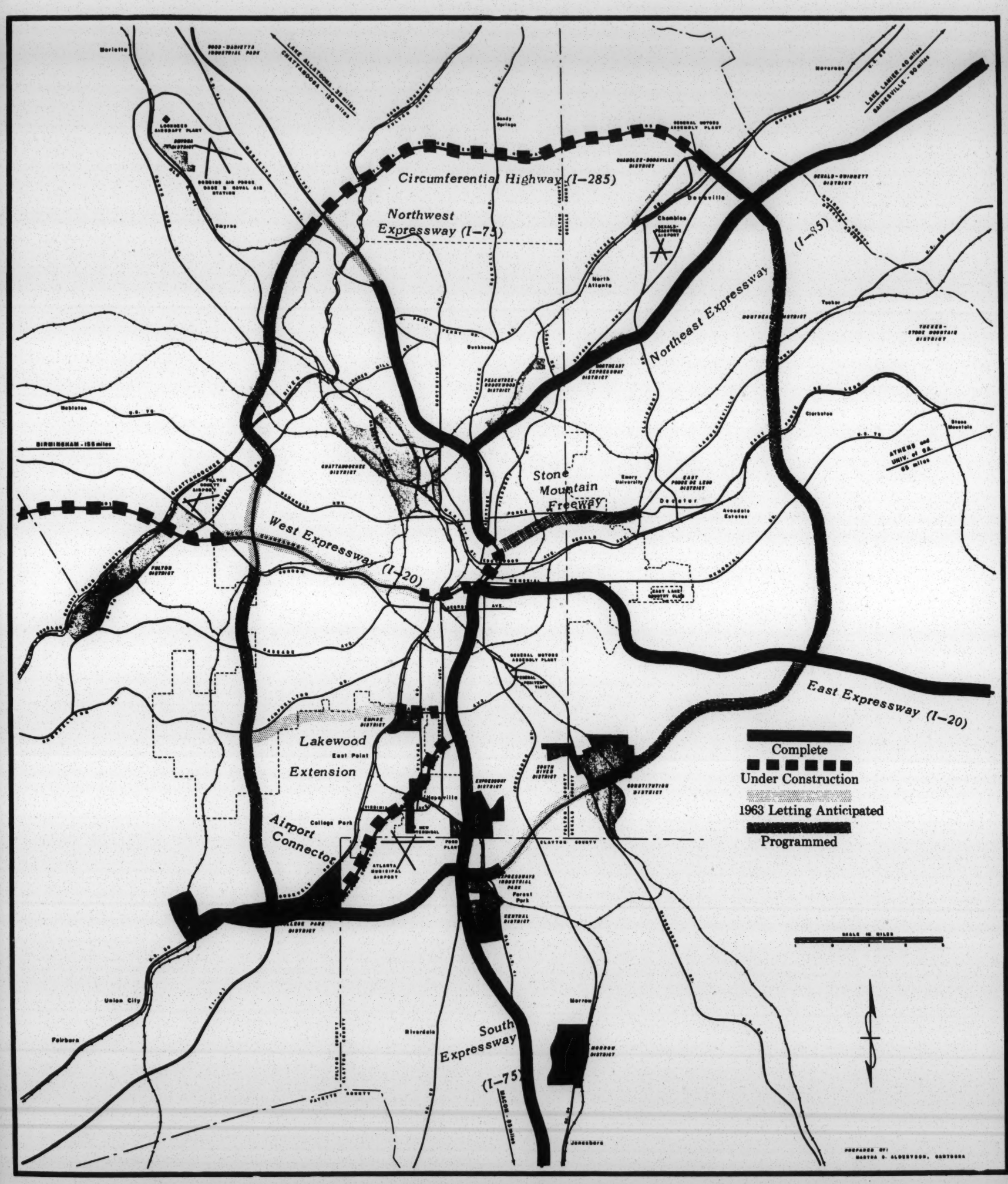


FIGURE NO. 2 - EXPRESSWAY CONSTRUCTION IN THE ATLANTA METROPOLITAN REGION

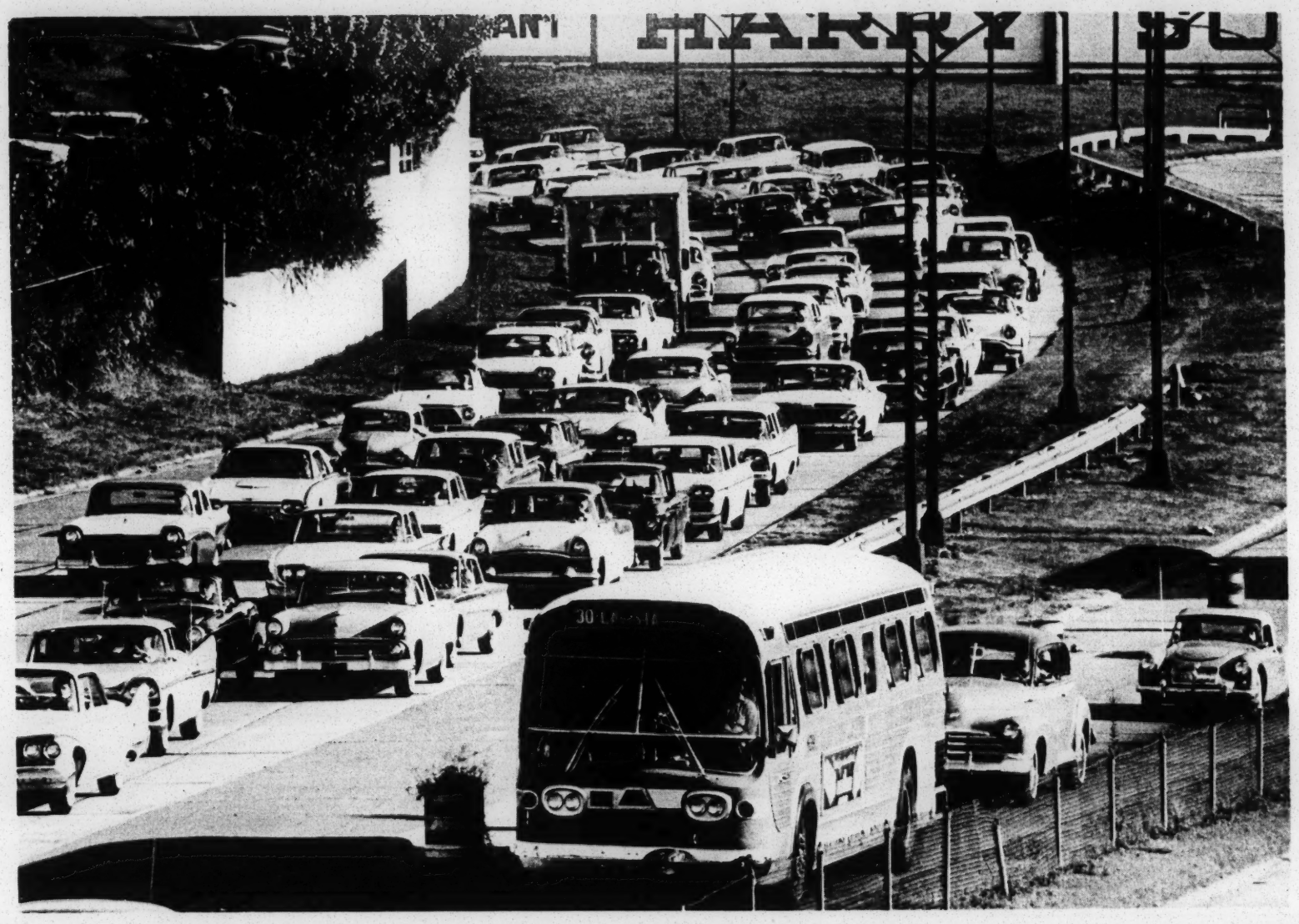


FIGURE NO. 3 - TYPICAL RUSH HOUR EXPRESSWAY

CONGESTION IN ATLANTA

FIGURE NO. 4 - RAPID TRANSIT SYSTEM PROPOSAL OF THE ATLANTA TRANSIT SYSTEM

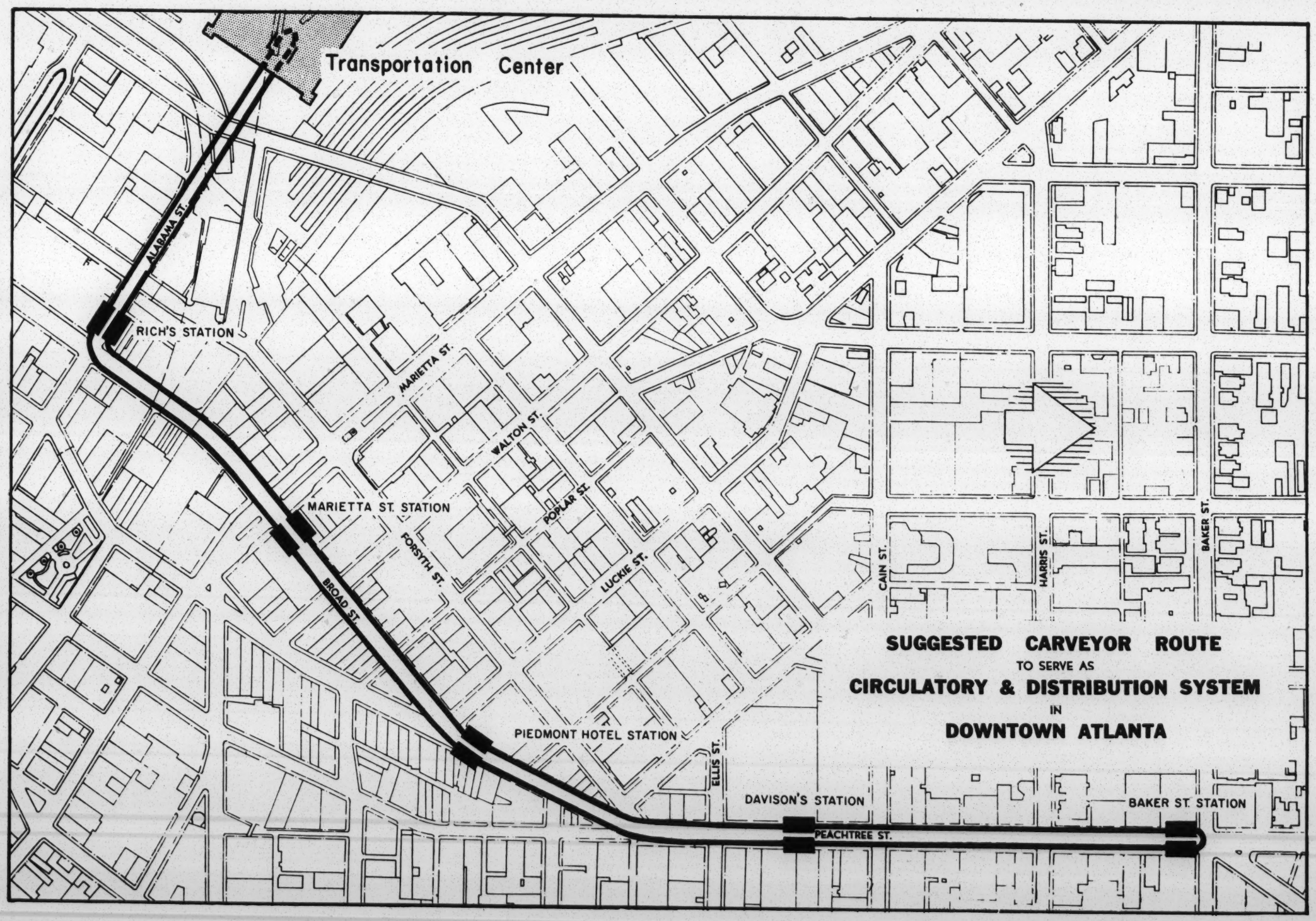


FIGURE NO. 5 - ATLANTA TRANSIT SYSTEM

COPY

S. R. No. 158 (AS PASSED HOUSE & SENATE)
BY: Senators Johnson of the 42nd, Conway of the 41st, McWhorter of the 43rd, Brewer of the 39th and others

A RESOLUTION

Proposing an amendment to the Constitution so as to declare the acquisition, establishment, operation and administration of the system of public transportation of passengers for hire in the metropolitan area of the City of Atlanta and the Counties of Fulton, DeKalb, Cobb, Clayton and Gwinnett to be an essential governmental function and a public purpose and to authorize the creation of a public corporation or authority for such purpose; to provide for the submission of this amendment for ratification or rejection; and for other purposes.

BE IT RESOLVED BY THE GENERAL ASSEMBLY OF GEORGIA:

Section 1. The Constitution is hereby amended by adding at the end thereof a new Article to read as follows:

"ARTICLE XVII

Public Transportation of Passengers for Hire

"Section I

Public Transportation of Passengers for Hire
in the Metropolitan Area of Atlanta

"Paragraph I. The acquisition, establishment, operation or administration of a system of public transportation of passengers for hire

within the metropolitan area of the City of Atlanta and the Counties of Fulton, DeKalb, Cobb, Clayton and Gwinnett, is an essential governmental function and a public purpose for which the powers of taxation and eminent domain may be exercised and public funds of said County and Municipality expended.

"Paragraph II. The General Assembly may create a public corporation or authority as an instrumentality of the City of Atlanta and the Counties of Fulton, DeKalb, Cobb, Clayton and Gwinnett, or any one or any combination thereof, to perform the aforesaid function, to have the power of eminent domain, the power to borrow money and issue obligations payable from its revenues, and such other powers as may be necessary or convenient for the accomplishment of the aforesaid function and purpose.

"Paragraph III. The General Assembly may provide that such public corporation or authority, as an instrumentality of the participating counties and municipality, its property, acts, activities, income and obligations and the interest thereon, shall be exempt from any tax obligations and from regulation by any agency or commission of the State.

"Paragraph IV. The General Assembly may authorize the City of Atlanta, and the Counties of Fulton, DeKalb, Cobb, Clayton and Gwinnett to contract with such public corporation or authority for the performance of the aforesaid function and purpose; to pay for the public transportation services and facilities contracted for, including the payment of the principal and interest on any obligations issued by such public corporation or authority in order to acquire the necessary facilities and property therefor and in connection therewith to establish and maintain reasonable reserves; to levy taxes to the extent necessary to fulfill the obligation incurred in such contracts; and to convey to such public corporation or authority property or facilities, or render services, which may be useful to the establishment, operation or administration of a public transportation system

within the aforesaid metropolitan area; provided that no county shall have the power to levy any tax on any subject of taxation situated within the territorial limits of any incorporated municipality which has a contract with said public corporation or authority and is itself levying a tax for that purpose.

"Paragraph V. The provisions of this Article shall be liberally construed to effectuate its purpose and shall not be limited or restricted by any existing provision of or amendment to this Constitution, or any general or special law heretofore enacted, and the authority granted by this Article to the General Assembly may be exercised by general, special or local laws without regard to uniformity."

Section 2

When the above proposed amendment to the Constitution shall have been agreed to by two-thirds of the members elected to each of the two branches of the General Assembly, and the same has been entered on their journals with the "Ayes" and "Nays" taken thereon, such proposed amendment shall be published and submitted as provided in Article XIII, Section I, Paragraph I of the Constitution of Georgia of 1945, as amended.

The ballot submitting the above proposed amendment shall have written or printed thereon the following:

> "For ratification of amendment to the Constitution so as to declare the acquisition, establishment, operation and administration of a system of public transportation of passengers for hire in the metropolitan area of the City of Atlanta and the Counties of Fulton, DeKalb, Cobb, Clayton and Gwinnett to be an essential governmental function and a public purpose and to authorize the creation of a public corporation or authority for such purpose.

"Against ratification of amendment to the Constitution so as to declare the acquisition, establishment, operation and administration of a system of public transportation of passengers for hire in the metropolitan area of the City of Atlanta and the Counties of Fulton, DeKalb, Cobb, Clayton and Gwinnett to be an essential governmental function and a public purpose and to authorize the creation of a public corporation or authority for such purpose."

All persons desiring to vote in favor of adopting the proposed amendment shall vote for ratification of the amendment, and all persons desiring to vote against the adoption of the proposed amendment shall vote against ratification.

If such amendment shall be ratified as provided in said Paragraph of the Constitution, it shall become a part of the Constitution of this State. The returns of the election shall be made in like manner as returns for elections for members of the General Assembly, and it shall be the duty of the Secretary of State to ascertain the result and certify the result to the Governor, who shall issue his proclamation thereon.

Atlanta Region

Comprehensive Plan:

Rapid Transit

ATLANTA REGION METROPOLITAN PLANNING COMMISSION

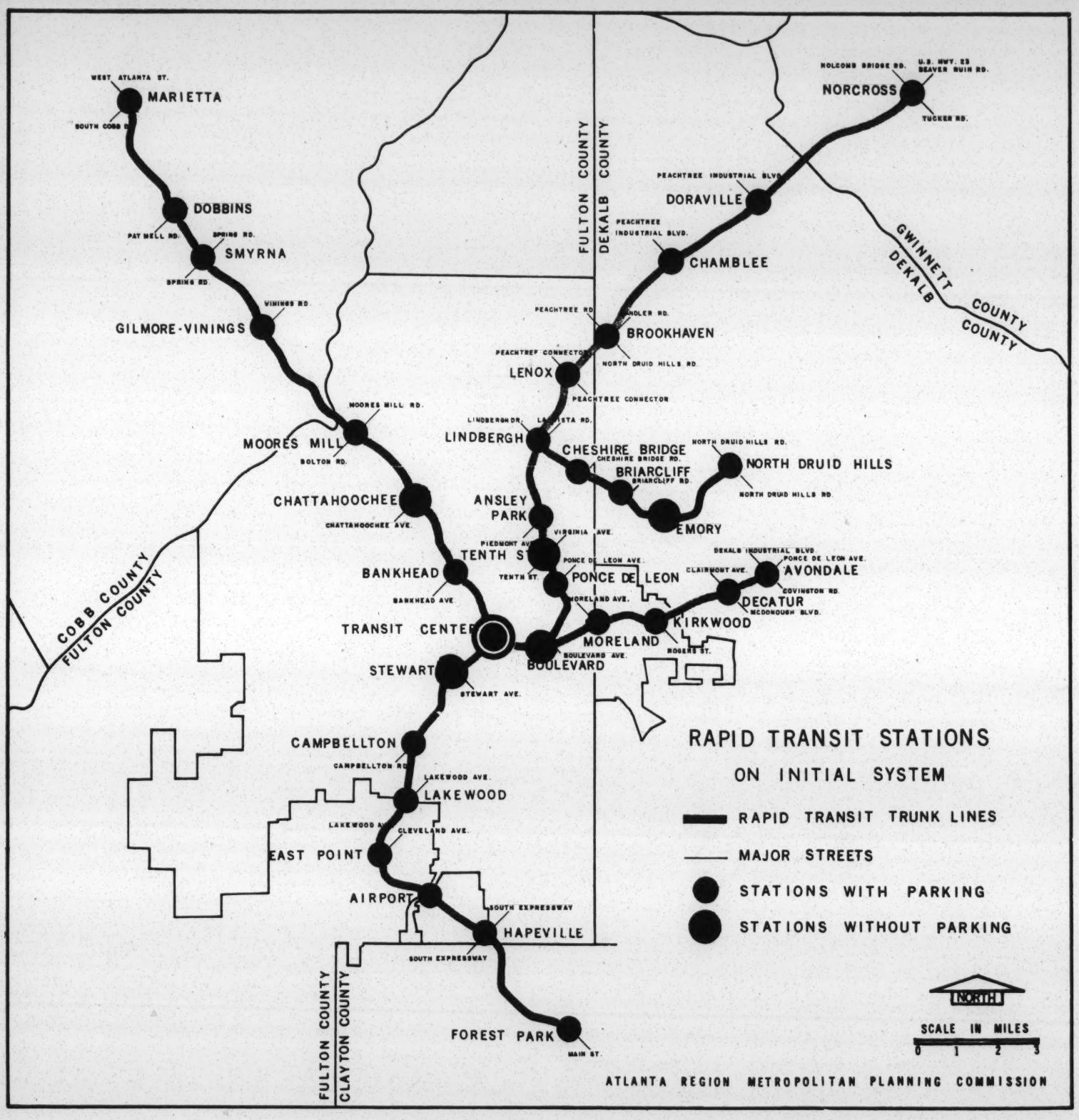


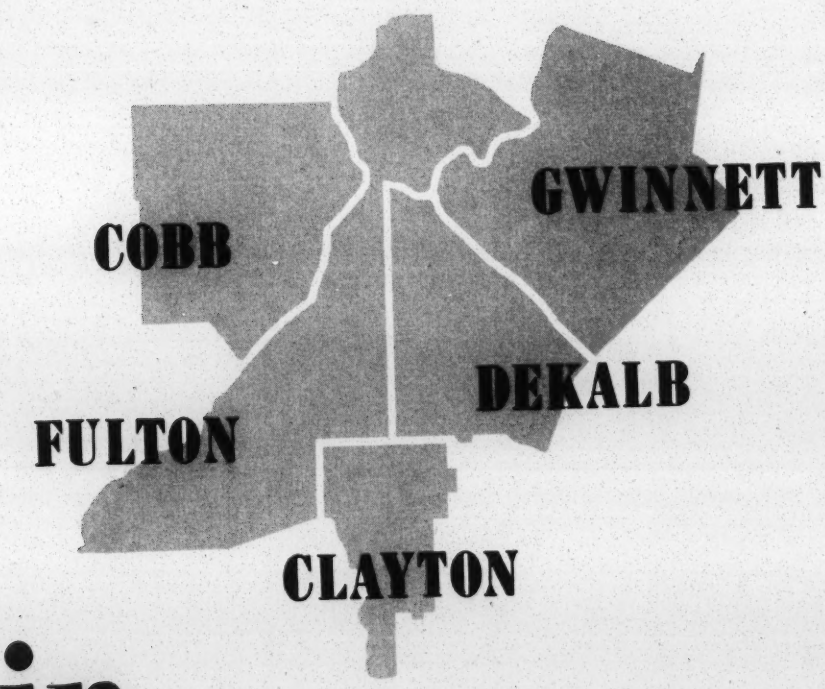
FIGURE NO. 6 - RAPID TRANSIT SYSTEM PROPOSAL OF THE ATLANTA REGION METROPOLITAN PLANNING COMMISSION

ATLANTA

FACTS AND FIGURES

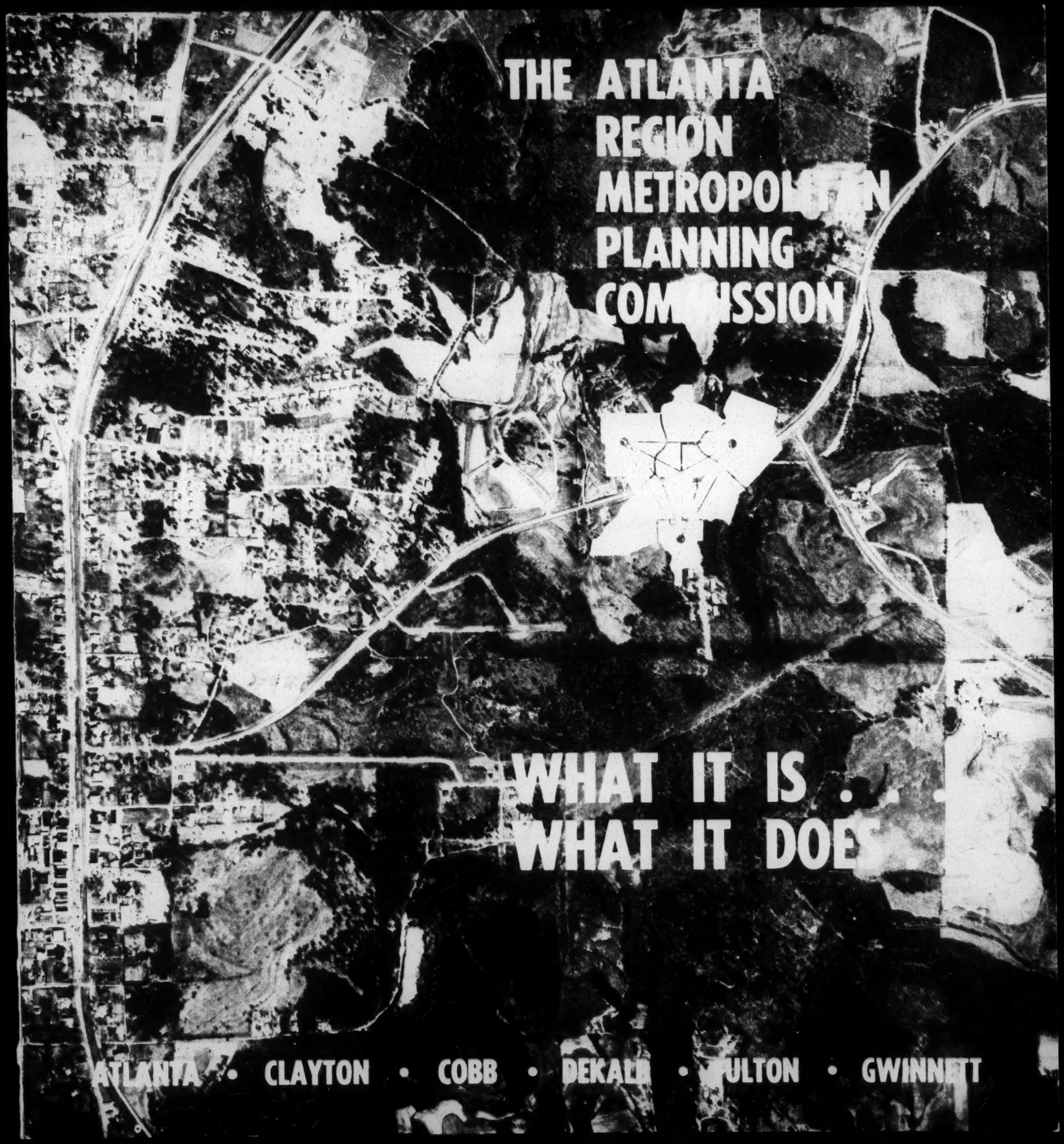
POPULATION • MARKETS • EDUCATION • TRANSPORTATION • EMPLOYMENT • INDUSTRY

Water and Sewer PROBLEMS



in Metropolitan Atlanta

Atlanta Region Metropolitan Planning Commission
1964

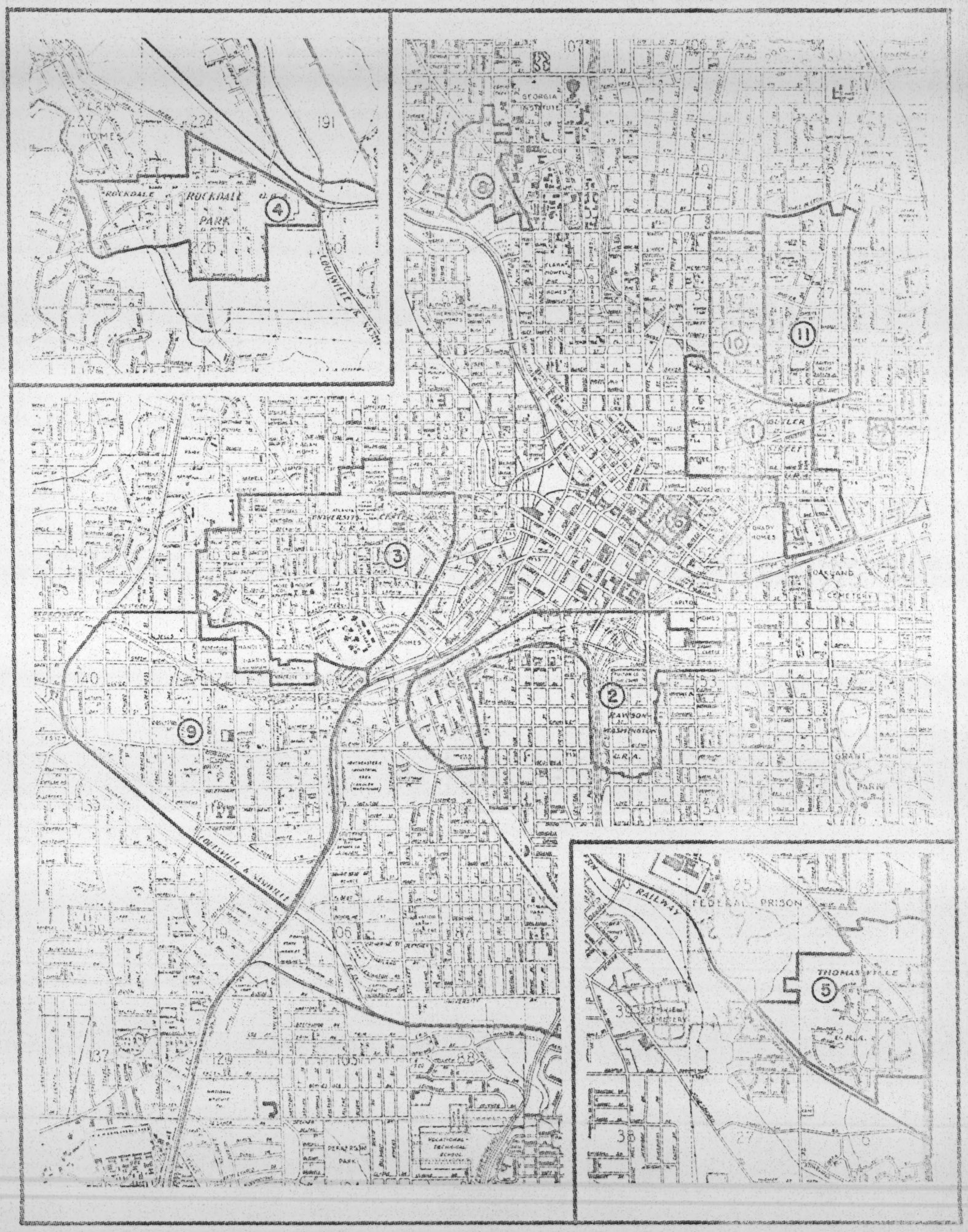

THE ATLANTA
REGION
METROPOLITAN
PLANNING
COMMISSION
WHAT IT IS . . .
WHAT IT DOES . . .
ATLANTA • CLAYTON • COBB • DEKALB • FULTON • GWINNETT

ATLANTA HOUSING AUTHORITY

urban redevelopment in atlanta

prepared for

COUNCIL ON HUMAN RELATIONS



ATLANTA, GEORGIA

URBAN REDEVELOPMENT PROJECTS

THE SCOPE OF URBAN REDEVELOPMENT

I. General

The Urban Redevelopment program in Atlanta, Georgia, encompassed a total of eight projects in execution and three in planning.

The eight projects in execution cover a total of 1,572.4 acres of land of which 826 acres have been acquired or are to be acquired by the Authority. The three projects in planning cover an additional 1,000 acres which will bring Atlanta's total acreage under Urban Redevelopment to more than 2,500.

Tne projects in execution are:

1. Butler Street Urban Redevelopment Project
2. Rawson-Washington Street Urban Redevelopment Project
3. University Center Urban Redevelopment Project
4. Rockdale Urban Redevelopment Project
5. Thomasville Urban Redevelopment Project
6. Georgia State Urban Redevelopment Project
7. Howard High School Urban Redevelopment Project
8. Georgia Tech Urban Redevelopment Project

The projects in planning are:

9. West End Urban Redevelopment Area
10. Buttermilk Bottoms - North Avenue Urban Redevelopment Area
11. Bedford-Pine Urban Redevelopment Area

The first eight projects are being developed at a total net cost of nearly $39.5 million which means that the local share is 1/3 of this or approximately $13.2 million, while the Federal Government will share in the financing at a cost of $26.4 million.

Developments completed, under contract, or programmed for construction in the eight execution projects will bring about a large new public and private investment. Almost $80 million of this comes from private enterprise. More than $4 million will be invested in project improvements along with nearly $9 million worth of schools, parks, and other supporting facilities. The Georgia Tech Urban Redevelopment Project will be the site of construction over the next seven years of buildings and facilities costing an estimated $25 million. Georgia State will ultimately invest $30 million in new buildings and improvements on the land provided by the Georgia State Urban Redevelopment Project. A $26 million expenditure is being made in the construction of the new Civic Auditorium and the now completed sports stadium on land provided through Urban Redevelopment.

More than 4,000 families and individuals have been relocated from the first five projects as well as nearly 300 businesses. The projects in planning and the newly entered Georgia Tech Urban Redevelopment Project will bring about the relocation of an additional 1,400 families from properties to be acquired by the Authority over the next three to five years. Of those

already relocated, three out of four are now living in decent, safe, and sanitary housing. Eleven percent of the families relocated themselves and were lost from the record. Two percent moved out of town, nearly three percent were evicted after efforts to work with them failed, and less than five percent are known to have moved into sub-standard housing.

January 1, 1966

II. Reports on Projects in Execution

1. Butler Street Urban Redevelopment Project
2. Rawson-Washington Street Urban Redevelopment Project
3. University Center Urban Redevelopment Project
4. Rockdale Urban Redevelopment Project
5. Thomasville Urban Redevelopment Project
6. Georgia State Urban Redevelopment Project
7. Howard High School Urban Redevelopment Project
8. Georgia Tech Urban Redevelopment Project

BUTLER STREET URBAN REDEVELOPMENT PROJECT

AREA	Gross Acreage
	227.5

	Net Project Cost	Federal Share	Local Share	Cash	Non-Cash
FINANCING	$5,553,636	$3,702,424	$1,851,212	$539,719	$1,311,493

	Total Area For Disposition	Total Area Sold Contracted or Committed	Percent Sold Contracted or Committed
DISPOSITION	83.8 Acres	70.0 Acres	83.5%

	Total Parcels	Area	Dwelling Units	Parcels Acquired To Date	Percent Complete
ACQUISITION	630	83.8 Acres	1,646	615	98%

	Families & Individuals	Commercial	Total	Relocated	Percent Complete
RELOCATION	1,261	103	1,264	1,263	99.9%

	Number Residential	Number Commercial	Total	Percent Complete
REHABILITATION	64	0	64	85.9%

	Tax Before	Estimated Tax After
TAXES	$79,158	$373,964

January 1, 1966

At the 1965 annual meeting of the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials, the Atlanta Housing Authority was given the 1965 Urban Renewal award for outstanding achievement in the Butler Street Urban Redevelopment Project. The award read as follows:

"The Atlanta, Georgia, Butler Street Urban Renewal Project exemplifies outstanding achievement in project planning, activities programming, and effective land disposition and redevelopment. The area consisting of 249 acres of extreme slums and some 954 nonwhite families, is located two blocks east of the central business district of Atlanta. It encompassed a major interchange of the North-South expressway, as well as an extremely inadequate and obsolete street and utilities system. Outstanding was the programming of land acquisition, relocation, demolition and land disposition in a manner which minimized the time that the land was unproductive. Also outstanding is the varied and high quality types of redevelopment, which include moderate income housing, high rise luxury housing, modern motel facilities, and major commercial redevelopment. The adjustments in land use and transportation facilities patterns adjoining the expressway interchange is an outstanding example of coordinated planning and redevelopment. The relocation of almost 700 families and over 230 individuals, as well as some 100 businesses, is indeed a major accomplishment. The total program is exemplary."

The Butler Street Project, one of the three original Urban Redevelopment projects is located adjacent to the central business district. It has opened the door for expansion to the east. Improvements contemplated, under construction, and scheduled total more than $23,000,000 in the western segment of the project alone. These improvements include the 300 unit Holiday Inn and the 21 story Landmark Apartment building, the first two projects built on Urban Renewal land in the City of Atlanta. Added to the list of completed buildings are the 500 unit Marriott Motor Hotel, the 7 story Oxford Manufacturing Company, and the 7 story John Hancock Building. Contracts have been executed for purchase of 8 sites for the 12 story Citizen's Trust Building, a Ford Motor Company show room and service facility, a 12 story office building and a car-rental office.

In the eastern section of the project, construction has been completed on a 76 unit apartment complex and retail shopping center, a 210 unit high rise apartment for the elderly and the first stage of Wheat Street Gardens 520 unit apartment complex. Wheat Street Gardens, Inc. received the award at the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials for moderate income housing (Section 221 (d)(3)) development under the guidance of the Atlanta Urban League and the auspices of the Wheat Street Baptist Church. The initial construction included 280 apartments. Six million dollars will be invested in new construction in the eastern section.

The local share of the cost of the project is to be handled through the cash grant-in-aid of $537,000 and the balance in non-cash credits which include a new school and resurfacing of streets, the relocation of a sewer, new street lights, traffic signals, the construction of a park, and the expansion of public housing.

January 1, 1966

RAWSON-WASHINGTON STREET URBAN REDEVELOPMENT PROJECT

AREA	Gross Acreage 336.8 Acres				
FINANCING	Net Project Cost $7,687,878	Federal Share $5,106,829	Local Share $2,289,595	Cash --	Non-Cash $2,581,049
DISPOSITION	Total Area For Disposition 112.2 Acres	Total Area Sold Contracted or Committed 91.00 Acres	Percent Sold Contracted or Committed 81.2%		
ACQUISITION	Total Parcels 774	Area 112.2 Acres	Dwelling Units 1,484	Parcels Acquired To Date 764	Percent Complete 99%
RELOCATION	Families & Individuals 850	Commercial 75	Total 928	Relocated 928	Percent Complete 100%
TAXES	Tax Before 44,312	Estimated Tax After 4,326			

Originally planned for an office-residential complex and industrial park, the plan for the Rawson-Washington Project has changed completely. Located adjacent to the State Office Building complex and including the large portion of the interchange of three interstate highways, the project was an ideal site for the new Atlanta - Fulton County Athletic Stadium. Through an expansion of the project by amendment, 43.3 acres have been developed for Atlanta's $18 million municipal stadium. An additional parcel in the eastern sector is now being offered as a motel site.

January 1, 1966

Across the interchange from the stadium, land has been designated for additional parking and a city park. A parcel adjacent to a public housing project, Capitol Homes, has been sold for a food store. The western section of the project, originally scheduled for an industrial park, has been committed to the Atlanta Housing Authority for the construction of 650 units of low-rent public housing. A future amendment to the project will provide land for a school and park to serve the new housing project. An office-warehouse and a car wash facility have also been constructed on project land. The non-cash credits in the Rawson-Washington Project include new streets and side walks, sanitary and storm sewers, and traffic control facilities.

UNIVERSITY CENTER URBAN REDEVELOPMENT PROJECT

AREA	Gross Acreage 356.2 Acres				
FINANCING	Net Project Cost $7,749,298	Federal-Share $5,166,198	Local Share $2,583,100	Cash $157,674	Non-Cash $2,425,426
DISPOSITION	Total Area For Disposition 102.1 Acres	Total Area Sold Contracted or Committed 57.53 Acres	Percent Sold Contracted or Committed 56.3%		
ACQUISITION	Total Parcels 908	Area 111.2 Acres	Dwelling Units 1,126	Parcels Acquired To Date 873	Percent Complete 96.1%
RELOCATION	Families &- Individuals 1,247	Commercial 79	Total 1,326	Relocated 1,320	Percent Complete 99.5%
REHABILITATION	Number Residential 1,114	Number Commercial 59	Mixed 19	Total 1,192	Percent Complete 78.7%
TAXES	Tax Before $32,818	Estimated Tax After $29,207			

January 1, 1966

The University Center Project receives its name from its location surrounding six colleges; Atlanta University, Morris Brown College, Clark University, Spelman College, Morehouse College, and the Interdenominational Theological Center. The General Character of the project as a residential area close to downtown Atlanta will not be changed but improved. The project will supply thirty acres of much needed expansion land to the six institutions of higher learning and provide for much needed residential development in a close-in location. Morehouse College has built a dormitory and dining hall on land provided by the Authority and Spelman College has constructed two buildings, a dormitory and a fine arts building, on an eight acre tract which they acquired from the Authority. All of the schools except Atlanta University and Interdenominational Theological Center will expand on land made available through this project.

Residential redevelopment is already under way with a modern luxury apartment complex now under construction. This 122 unit facility will include two round buildings, and circular recreation courts with swimming pool. The management will provide a day nursery, restaurant, maid service and laundry facilities on the premises. The City's one-third share will include nearly $2,500,000 in non-cash credits including two elementary schools, a city park, street widenings, traffic control facilities, and improvements to sanitary and storm sewers.

January 1, 1966

ROCKDALE URBAN REDEVELOPMENT PROJECT

AREA	Gross Acreage 248.5				
FINANCING	Net Project Cost $3,718,536	Federal Share $2,479,024	Local Share $1,239,512	Cash $54,515	Non-Cash $1,184,997
DISPOSITION	Total Area For Disposition 224.1 Acres	Total Area Sold Contracted or Committed 52.57 Acres	Percent Sold Contracted or Committed 23.45%		
ACQUISITION	Total Parcels 997	Area 224.1	Dwelling Units 520	Parcels Acquired To Date 810	Percent Complete 81.2%
RELOCATION	Families & Individuals 418	Commercial 18	Total 436	Relocated 435	Percent Complete 99.7%

The project was conceived primarily as a residential development for the housing of people displaced as a result of governmental projects such as expressways, schools, Urban Redevelopment, and for normal expansion of Atlanta's population. It is located in the northwest area about five miles from the center of Atlanta, and before Urban Redevelopment, was a residential area. The streets had been laid out with no consideration for the topography of the area and, as a result, divided the rough terrain into virtually unusable building lots. The project will result in an entirely new residential area of both single-family and multi-family dwellings, schools, parks, churches, and commercial buildings appropriately located on streets designed to make maximum use of the land as the terrain will permit. The project will ultimately house 1,666 families.

THOMASVILLE URBAN REDEVELOPMENT PROJECT

AREA	Gross Acreage 277.0 Acres				
FINANCING	Net Project Cost $4,227,420	Federal Share $2,818,280	Local Share $1,409,140	Cash $40,998	Non-Cost $1,368,152
DISPOSITION	Total Area For Disposition 220.9	Total Area Sold Contracted 117.43 Acres	Percent Sold Contracted 53.15%		
ACQUISITION	Total Parcels 482	Area 220.9 Acres	Dwelling Units 365	Parcels Acquired To Date 482	Percent Complete 100%
RELOCATION	Families & Individuals 309	Commercial 19	Total 328	Relocated 328	Percent Complete 100%
REHABILITATION	Number Residential 82	Number Commercial 10	Total 92	Percent Complete 90.2%	
TAXES	Tax Before $15,000	Estimated Tax After $22,000			

January 1, 1966

The Thomasville area was selected as a site for a predominately residential development for the resettlement of families displaced by governmental action. The project is located four miles southeast of downtown Atlanta. The project is fast becoming a new planned community.

One hundred seventy three single-family residences have been built and land has been committed for sale for 13 more. Scattered among these new homes are 84 older houses considered sound enough to save. Generally, home owners with old houses in the new subdivision have rehabilitated their buildings in order to make them more liveable and physically more attractive. A 36.4 acre tract is scheduled to be the site of 350 units of low-rent public housing.

The community will include not only residences but also a new elementary school, a well planned City park, shopping center, and expanded church facilities. A major thoroughfare, which originally bisected the project, has been deflected to reduce the dangers of through traffic in a residential area.

The City's one-third share of the net project cost will be met from cash and non-cash credits. These include the rearrangement of street patterns, new pavements, curbs, gutters, and side walks, new park and elementary school to serve the project area, storm and sanitary sewers and traffic control facilities.

January 1, 1966

GEORGIA STATE URBAN REDEVELOPMENT PROJECT

AREA	Gross Acreage 24.9 Acres				
FINANCING	Net Project Cost $2,691,024	Federal Share $1,170,038	Local Share $897,008	Cash -0-	Non-Cash $1,170,038
ACQUISITION	Total Parcels 16	Area 4.2 Acres	Dwelling Units --	Parcels Acquired To Date 16	Percent Complete 100%
DISPOSITION	Total Area To Be Sold 4.2 Acres	Total Area Sold 4.2 Acres	Percent Sold 100%		

This project is for the purpose of expanding the campus of Georgia State College which is located in the Central Business District of Atlanta. As a result of the Urban Redevelopment Project, Georgia State College has employed consultants to prepare a comprehensive master plan for the development of the 18.3 acre tract in the project and an additional six acres east of the campus for which an amendment to the project plan is being prepared. While plans for the future development of the campus are not available, a class room - student activities building has been completed and the library building begun. A business administration building is scheduled for construction in the near future. The local share in cost of the Georgia State Project will be met through non-cash credits of Section 112 of the National Housing Act. An estimated $30,000,000 will be invested in the development of the new campus facilities.

January 1, 1966

HOWARD HIGH SCHOOL URBAN REDEVELOPMENT PROJECT

AREA	Gross Acreage				
	10.1 Acres				
FINANCING	Net Project Cost	Federal Share	Local Share	Cash	Non-Cash
	$271,661.08	$181,107.58	$90,553.70	$86,539.46	$4,014.24
ACQUISITION	Total Parcels	Area	Dwelling Units	Parcels Acquired To Date	Percent Complete
	31	4.2 Acres	86	31	100%
RELOCATION	Families & Individuals	Commercial	Total	Relocated	Percent Complete
	36	1	37	37	100%
DISPOSITION	To Be Sold	Sold	Percent		
	4.2 Acres	4.2 Acres	100%		

The Howard High Project was brought about in cooperation with the Board of Education to provide expansion land for overcrowded Howard High School. The project expanded the school site by 4.2 acres to provide land for the construction of new class rooms and the expansion of athletic facilities. The project has been completed and the land transfered to the Atlanta Board of Education.

GEORGIA TECH URBAN REDEVELOPMENT PROJECT

AREA	Gross Acreage 74.8 Acres				
FINANCING	Net Project Cost $7,639,069	Federal Share $5,092,712	Local Share $2,546,357	Cash $973,010	Non-Cash $1,573,347
ACQUISITION	Total Parcels 365	Area 60.5 Acres	Dwelling Units 419	Parcels Acquired To Date 33	Percent Complete 9%
RELOCATION	Families & Individuals 292	Commercial 64	Total 356	Relocated 5	Percent Complete 1.4%
DISPOSITION	Area To Be Sold 60.5	Area Sold 45.18	Percent 74.67%		

The first step in the implementation of a plan to develop a 400 acre campus for the Georgia Institute of Technology by 1985 is this 78 acre project. The project entered execution in mid 1965. The land will be used by Georgia Tech for the construction of new administration buildings, class room buildings, and expanded facilities for the experiment and research station at a cost of more than $25,000,000. The Board of Regents of the State of Georgia is meeting the entire local share of the cost of this project through cash and non-cash credits under Section 112 of the National Housing Act. This credit comes from the cost of land purchased for the expansion of the Institute over the past seven years and the construction of a relocated Hemphill Avenue to be named Tech Parkway.

January 1, 1966

III. Projects in Planning

1. West End Urban Redevelopment Area
2. Buttermilk Bottoms - North Avenue Urban Redevelopment Area
3. Bedford-Pine Urban Redevelopment Area

WEST END URBAN REDEVELOPMENT PROJECT

The largest project to be undertaken in the Atlanta area is the proposed 675 acre West End Project. The plans call for the acquisition of 112.5 acres of land with predominately deteriorated structures. This acquisition will result in the relocation of 509 families and individuals. The major portion of the project area will be subject to a concentrated rehabilitation program in the hope of stopping the creeping blight of housing deterioration.

The Land Utilization and Marketability Analysis calls for residential, commercial and industrial reuses of the land to be acquired. The plans include 820 garden-type apartments and 255 high density apartments and 5.9 acres of land devoted to single and two family residences.

The commercial reuses include a major new retail shopping center providing 1,600 parking spaces and 245,000 square feet of new retail space. The second major area of commercial use would be an increase of nearly 300,000 square feet of office space including both high rise office buildings and one story single tenant office structure.

The analysis also indicates a strong demand for industrial space at a close-in location. Thirteen and one-half acres are recommended for use in a planned industrial park.

January 1, 1966

BUTTERMILK BOTTOMS - NORTH AVENUE URBAN REDEVELOPMENT PROJECT

This 114 acre project area is already showing signs of redevelopment as construction has begun on the City Auditorium and a 78 inch relief sewer. Land for these developments has been acquired under an Early Land Acquisition Loan from the Urban Renewal Administration. The Auditorium, exhibit hall and parking to serve this new complex will cover 55 acres. The plan also provides for a 23 acre site north of the auditorium which will be devoted to an office - park. Another tract located south of the auditorium site has been designed for single tenant type development and a second for public use such as an adult education center, a science and technology center, or a multiple disability rehabilitation center.

BEDFORD-PINE URBAN REDEVELOPMENT AREA

An area of 205 acres east of the Buttermilk Bottoms-North Avenue Urban Redevelopment Area has been designated the Bedford-Pine Urban Redevelopment Area. This project will clear land for a new school, park and sites for 1,000 new dwelling units to replace those removed from the market by demolition. The Board of Education has already purchased the site for the school and the site is soon to be expanded to include the park through a Letter of Consent to Acquire land during the Planning Period.

January 1, 1966

IRA GELB

CANDEUB, FLEISSIG AND ASSOCIATES
PLANNING & COMMUNITY DEVELOPMENT CONSULTANTS
32 GREEN ST., NEWARK, N.J. 07102 TEL. AREA CODE 201/643-3919

Firm doing a study of Atlanta. - - -

Mr. Smith says it is somewhat similar to that which Sam Adams is engaged in.

Mr. Smith talked with Mr. Gelb today.

February 28, 1966

Hector Bbel

STATEMENT

March 6, 1966
424 Markham St. S.W.

We, Willie Williams and Sam Martin, announce to the Markham St. Community, and all concerned, our decision to act against injustice by the city of Atlanta and the state of Georgia in evicting us, Sat., March 6, 1966.

We appealed for a temporary restraining order against eviction, simple justice, from the Georgia civil and criminal courts -- and were denied. The Georgia supreme court refused to hear our appeal. The federal court heard our appeal and also denied it. We now await a further decision from the federal court concerning our original case.

Further, we wish to protest the actions and attitudes of the city marshalls in carrying out our recent evictions. The marshalls handled our belongings roughly -- breaking dishes and damaging a bed by chopping it with an axe. When Mrs. Williams tried to remove some personal belongings, she was stopped. Mr. Williams, protesting his damaged belongings, interfered, and was arrested for "interfering with eviction officers."

We hereby charge the city of Atlanta with defending landlords like Joe Schaffer, while ruling against poor, honest citizens who protest robbery and slum-housing conditions. Our houses were condemned by the city as being "unfit" to live in. If our houses were "unfit" to live in, then it is <u>illegal</u> (against the law) for landlord Schaffer to collect rent from us; <u>and by defending Schaffer's attempts to collect rent, the city is breaking its own laws</u>!

Therefore, being out of money and unable to afford housing: we, Willie Williams and Sam Martin, announce that we have no other choice but to remain out here on Markham St. until the federal court reaches a decision on Thurs., March 10, 1966.

Urban Planning Project

CITIZENS INFORMATION ON HOUSING

General Information - Federal Programs

1. Except for a few exceptions,
Racial discrimination in any phase of any housing in which a federal agency.... is involved is against the law. For information on this and other regulations governing federal programs and advice as to the rights of citizens in these programs, contact the following offices of the U. S. Dept. of Housing & Urban Devlpmt, located in Atlanta, at the Peachtree & 7th Building:

2. Regional Administrator of the Dept. - 526-5585

3. Urban Renewal Administration - Regional Administrator - 526-5468

4. Federal Housing Administration - General Information - 526-6581

5. Federal National Mortgage Association - 526-6998

6. Public Housing Administration - Administrative Service and Information - 526-5330

In the City of Atlanta (Note): General pattern applies to other cities and counties in the metropolitan area.

7. Atlanta Housing Authority administers the public housing program and the urban renewal program. Members of the Authority are appointed by the mayor, for 10 year terms (written in the local law), meet on the 1st and 3rd Tuesdays, at 3:30 in the Hurt Bldg. M. B. Satterfield is the administrator. Phone is 523-6074.

8. City Departments administer the various regulations and programs enacted into law by the Board of Aldermen, who also appoint the department heads. The Board of Aldermen meets the 1st and 3rd Mondays at 2 p.m. at the City Hall. Contact each department for appropriate information. The major ones concerned with Housing are:

9. Inspection - housing code enforcement, including a regular inspection schedule.

10. Sanitary - trash and garbage collection, including a rrgular schedule

11. Construction - repairs and paving of sidewalks and streets

12. Traffic - lights, etc.

13. Planning - zoning and plans for various parts of the city

14. Community Improvement Program - developing general overall plan for whole city, for recommendation to the Board of Aldermen

15. Atlanta Better Housing Commission: appointed by the mayor, to consider general housing conditions in city, including enforcement of the housing code meets 3rd Tuesday at 2 p.m., city hall. For information contact Mr. Buchanan, City Hall.

16. Housing Court of the City: handles cases dealing with code violations. General Division of Municipal Court Judge A. W. Lyle.

17 . Citizens Advisory Committee on Urban Renewal: appointed by the mayor, to advise on urban renewal; Executive Committee meets 3rd Thursday, for time, place, or other information, call Mr. Howland at City Hall.

18. Specific Information

18. Public Housing: To qualify, you must meet certain requirements about income (must be able to pay the rent; must not earn more than a certain amount for the size of your family, etc,) and about family situation (for example, marital status, illegitimate children). To find out if you qualify, contact Atlanta Housing Authority at office given above or at the tenant selection offices at 521 Techwood Dr., NW (875-6416) or 668 Fair St., SW (523-6062). Anyone may go to either office and any discrimination because of race is prohibited. Office hours are: Techwood - 8:30 to 4:30 Monday through Friday; Fair St. 9 - 4:30, Monday through Friday.

19. You may apply for specific housing project or for any vacancy available. Apartments vary in size and generally are reserved for families of appropriate size.

20. If you occupy public housing and have questions, contact the Atlanta Housing Authority or the U. S. Public Housing Administration (see above).

21. Relocation: If you must move because of action on the part of the city, either through enforcement of the code or urban renewal, you may get help in finding a new home from the Relocation Office at the Atlanta Housing Authority.

22. Legal Advise: on your rights as a tenant or landlord, about leases, rec receipts, evictions, etc., contact the Legal Aid Society, Fulton County Courthouse, phone 524-5811, a community chest agency to provide legal assistance. If your income is too high for them to give y ou services, they can instruct you about finding a private lawyer.

b

23. Health Problems: Contact Health Department of Fulton or Dekalb County, depending on which county your part of the city lies in.

24. Who owns property: To find out who owns any property, contact Tax Commissioner's Office in the Courthouse.

25. If you want to buy a home: consult local real estate boards, real estate dealers, and the Federal Housing Administration, for a list of FHA properties. Regardless of income, if you live an area designated for urban renewal, you are eligible for a 3% loan, if your income is less than $3000. per year, you are eligible for a direct grant. For specific information, call Mrs. Ingram at the West End Project of the Atlanta Housing Authority, 758-1438.

26. If you own your home and want help in fixing it up, and if you live in an urban renewal area, contact Atlanta Housing Authority for information about loans and grants. If you have been living in a public housing project and your income has increased so that you are no longer eligible, or if you are being evicted because of code enforcement, urban renewal, etc., you will be eligible for application for "221 housing"- low-cost loan for certain houses.

27. Economic Opportunity Atlanta, Inc. has a Housing Coordinator, Mr. Dick Orton, 101 Marietta St., NW, 525-4262, and legal services available at some of the Neighborhood Centers at certain days of the week. Consult the Center closest to you.

28. If you are a veteran of the armed services, you are entitled to several special programs, so be sure to ask in each case if this makes any difference.

29. Good source of facts on Housing is the Atlanta Region Metropolitan Planning Commission, Glenn Bldg., Ja.2-7577.

30. Emergency Housing:c There is very little provision for emergency housing in metropolitan Atlanta. The Salvation Army provides some, but primarily for transients. Also the Union Mission. The Salvation Army, the Union Mission and the YMCA, particularly the Butler St. Branch are sources:
    The Salvation Army: Men's Transient Lodge - 339 Luckie St., NW 525-2878
    Women's Emergency Home - 242 Boulevard, NE 522-0388
    The Union Mission - 54 Ellis St., NE - 525-8662
    The YMCA - 22 Butler St., NE - 522-0426

31. Although there are no Fair Housing state or local laws, there are no state or local regulations requiring segregation. If you think there has been any racial discrimination in housing, report the details to the Council on Human Relations of Greater Atlanta, 5 Forsyth St., NW, 523-1581.

This material developed for the Citizens Information Service of the Council on Human Relations of Greater Atlanta, Inc., in cooperation with Radio Station WAOK Council of Women, and various neighborhood groups. For further information, contact the Council at 5 Forsyth St., NW, 523-1581.

MARCH 1966

ANNOUNCING THE

COMMUNITY DEVELOPMENT MANAGEMENT SEMINAR

PRACTICAL INFORMATION for COMMUNITY LEADERS

- Atlanta Americana Motor Hotel
- Spring Street and Carnegie Way
- Atlanta, Georgia
- April 5, 1966

Sponsored by:
CHAMBER OF COMMERCE OF THE UNITED STATES

Co-Sponsor:
ATLANTA CHAMBER OF COMMERCE

SEMINAR PROGRAM

Tuesday,
April 5

	8:00 a.m.	REGISTRATION
1.	8:55	OPENING OF SEMINAR
2.	9:00	AN APPRAISAL OF THE AMERICAN COMMUNITY Movie: "No Time for Ugliness" St. Francis Sq - San Francisco American Institute of Architects Mt. Clemens, Mich - attractive low cost housing.
3.	9:30	COMMUNITY DEVELOPMENT SUCCESS STORIES What Other Cities Are Doing
4.	10:00	ROLE OF CHAMBERS OF COMMERCE IN COMMUNITY DEVELOPMENT Organizing Community Action Calls for citizen + modernizing State govts. (Says nothing re fed. D. Then say govt, - Mun. local + State,
5.	10:30	COMMUNITY INVENTORY - Mitovich Knowing The Community's Assets and Liabilities
6.	11:15	COMMUNITY PLANNING - Adley People, Land, and Capital Objectives for The Total Community
7.	12:00 n.	LUNCHEON
		BUSINESS LEADERSHIP FOR TOTAL COMMUNITY DEVELOPMENT Keynote Address: Robert P. Gerholz
8.	2:00 p.m.	HOW TO FINANCE COMMUNITY DEVELOPMENT ACTIVITIES Commercial, Mortgage, and Investment Banking Loans
9.	2:45	URBAN RENEWAL How to Revitalize Your City
10.	3:30	STATE AND LOCAL GOVERNMENT IN COMMUNITY DEVELOPMENT State, County, Municipal, and Local School Opportunities
11.	4:15	HOW TO ORGANIZE A TOTAL COMMUNITY DEVELOPMENT PROGRAM Six Steps to A Self-help Plan
	5:00	Adjournment

Atlanta

PROGRAM PARTICIPANTS

The Seminar's principal participants have experienced community development problems and have constructive recommendations for community action. They are nationally recognized professional advisors or they are leaders in successful community development projects.

They can answer the tough questions on how to get things done.

HARRY C. ADLEY - President, Adley Associates, Inc., Planning Consultants, Atlanta, Ga. #6

HENRY C. COLEMAN - Chairman of The Board, Commercial Bank, Daytona Beach, Fla.; and Director, Chamber of Commerce of the United States

A. L. FELDMAN - Chairman of The Board, Puritan Chemical and Affiliated Companies, Atlanta, Ga.

W. ELMER GEORGE - Executive Director, Georgia Municipal Association, Atlanta, Ga.

ROBERT P. GERHOLZ - President, Chamber of Commerce of the United States; and President, Gerholz Community Homes, Inc., Flint, Michigan. Former pres of NAREB Retch!

ALAN F. KIEPPER - County Manager, Fulton County, Atlanta, Ga.

JOHN MITOVICH - Consultant, Community Relations Program Development, General Electric Company, New York, New York #5

JAMES H. NUTTER, JR. - Executive Director, Department of Industry and Trade, State of Georgia, Atlanta, Ga.

THOMAS J. PENDERGRAST - Courts & Co., Investment Bankers, Atlanta, Ga.

JAMES F. STEINER - Manager, Construction and Community Development Department, Chamber of Commerce of the United States, Washington, D. C. - Parts 1, 2, 3, 4 narrator

JACK TALLENT - Community Development Specialist, Chamber of Commerce of the United States, Washington, D. C.

E. S. THARPE - President, Tharpe and Brooks, Inc., Mortgage Bankers, Atlanta, Ga.

PURPOSE OF THE SEMINAR:

Emphasis of the Seminar is on the Management of Community Development—

- How to Solve Community Development Problems
- Community Development Opportunities

THE SEMINAR IS FOR—

Community Leaders

Officers and committeemen of local and state chambers

Business, industrial, professional, and utility executives who are or want to be an effective part in determining the future of their communities

Local and state chamber personnel responsible for organizing, improving, or expanding a community development program

State, county, municipal, and school officials

Officers and committeemen of active associations interested in overall community development

Students of business, local government and community development

REGISTRATION:

Advance registrations are requested—to be received not later than April 1.

Registration fee pays for all materials needed for all sessions including workbook, kit of publications, and luncheon.

The Registration Desk will open at 8:00 a.m.—55 minutes before the Seminar begins.

Southeastern Division
Chamber of Commerce of the United States
411 Foundation Building
Atlanta, Georgia 30326

Enclosed is a check to register _____ persons for the Community Development Management Seminar, April 5, 1966, at $10.00 per registrant.

Name_____

Title_____

Organization_____

City and State_____

(Use another sheet of paper for listing additional names, please.)

THE METROPOLITAN PLANNING PROCESS IN ITS SECOND DECADE

By
Glenn E. Bennett
Executive Director
Atlanta Region Metropolitan Planning Commission

The Atlanta Region Metropolitan Planning Commission is the oldest area planning commission in the State of Georgia, and many of us believe it is the oldest public area planning agency of its kind in the United States. It was organized and staffed in 1948 after a state enabling act of 1947 made it possible for the Counties of Fulton and DeKalb to join with the City of Atlanta to study growth problems involving such subjects as land use and transportation in the several square miles around the Capital City of the State.

By 1959 the Atlanta Standard Metropolitan Statistical Area included the additional counties of Cobb, Clayton, and Gwinnett, and a new enabling act was passed in 1960 (Ga. Law #847) to expand the planning district to include the 1,724 square mile area of the five counties. Since 1960 we have had good support, more to work with, and an expanded planning program aimed at giving sensible guidance to metropolitan growth. Before long, as urban influence spreads, other counties will be added.

In this second decade of metropolitan planning the emphasis is on the planning process rather than on individual plans, reports, and studies, essential as these admittedly are. Day to day service to local governments must come first. The metropolitan district has become in many ways a common denominator for most of the local planning within it. It is becoming clear that coordination of planning efforts of various localities and jurisdictions is a key to the usefulness of the metropolitan planning

process. Planning is an established governmental function.

This involves research, data collecting, its analysis, and its use in the development and determination of goals or long-range plans. The Atlanta Region Metropolitan Planning Commission collects information about people, jobs, housing, retail sales, vehicles, and much more, by census tracts and travel zones located within the large five-county planning district. This tells us something about where to build roads, lay sewers, erect schools, locate parks, and put in shopping centers and industrial parks. It provides a basis for decisions on land use and public improvements.

Our district's population is growing at a rate of something over 3% per year. By 1983 the present million and a hundred fifty thousand will become two million, we believe. It seems safe to say that by the end of the century we'll have three million or more. We'll need urban services to match the population if we are to maintain a healthy economy and continue as the economic capital of the Southeast. To provide these services and meet the responsibilities will not be easy for any of our governments.

Area planning should be the expression of the collective purpose of people who live and work in the region. More and more we are concerned with getting the process of planning closer to decision-making. Both public decision-makers and private decision-makers are now gradually becoming aware of the significance of the metropolitan area as a community. It is a community of governments; it is a community of commerce and industry. Not many business firms of any size can ignore their neighbors when it comes to forward thinking. Not many governments can try for long to "go it alone" in a metropolitan area like Greater Atlanta. The healthy and sometimes noisy rivalry or competition among our communities belies the strong existing interdependence that

nearly all readily recognize.

The Atlanta Region Metropolitan Planning Commission is a common denominator; it is helping formulate collective purposes; and it is furthering the "community spirit" in the metropolitan area which it serves.

From local government contributions based on population and with some federal and state planning assistance, this Commission is able to give its people a sizable regional planning program at a very low cost per capita, about thirteen cents. Technical assistance contracts provide certain local communities with special services in addition to the regional program, which is the main object never to be lost sight of.

In 1930 only 16 per cent of Georgia's population lived in the five-county Atlanta Region. Now more than a fourth of the State's population is here, and before the end of the century it is likely to reach forty per cent. With urban growth comes urban problems and high on the list of them is transportation.

Much of the Commission's work program for years has been devoted to transportation study. The expressway network, the major thoroughfares, and all highways and byways are under consideration almost constantly as they relate to land use and urban development. Much of the present highway construction program was once nothing more than lines on a regional plan map in our office.

Now there is a rapid transit system on the plan map. This perhaps is the Commission's most glamorous project and certainly one that has brought to it much attention from people all over the State. Referendums have been held on constitutional amendments and the State government has been involved. The aim is, of course, to provide a balanced transportation system for the

metropolitan community. Transit for a city with Atlanta's size and potential is a necessity; it is only a matter of time until it will become a reality, and sleek, electric trains will zoom into and out of the Central City at high speeds, helping to keep the whole complicated economy of the region working efficiently.

Transportation planning in 1965 is becoming very sophisticated; it is concerned with procedures and research geared to a computerized method of determining future traffic loads and patterns. One staff member is a transportation coordinator for the metropolitan area; a transportation committee is being set up which will bring together representatives from local governments and the State Highway Department; and agreements among local governments, the Planning Commission, and the Highway Department have been signed to assure a continuing, comprehensive, and coordinated planning program. The Federal Highway Act of 1962 gave great impetus to area-wide transportation planning which already had a good start in the Atlanta region. The Commission is determined to organize the program for Greater Atlanta so no question can be raised as to its qualification for continued federal aid to highway construction. The deadline is July, 1965.

Regional open spaces, parks, and nature preserves have been planned and our 1964 major publication will serve as a good start for a statewide parks plan, a requirement for an amazing amount of federal aid under several new laws. Marginal agricultural land is being studied. Water and sewer services for future population have received attention. Flood plains throughout the district are under review.

A regional airport plan for 1980 is in the works, and will be completed in 1966; housing and building codes are being surveyed with the hope that they can eventually be standardized for the whole area; and the development plan for land use will be revised and brought up to date in 1965.

A good start has been made in the formation of a Metropolitan Atlanta Council of Local Governments, which is a voluntary organization to promote teamwork, harmonious action, and a strong community of independent governments. A community of independent governments can act and can implement regional plans.

I am enthusiastic over the prospects for good progress in area development all over the State of Georgia. The various planning and development commissions can do much for the future prosperity of our State. I look upon the money spent on planning and area development as seed money which will produce benefits for the people far in excess of the initial investment.

The metropolitan planning process in its second decade is making the prospects of tomorrow the challenges of today.

Thomas Roberts Planning Director

ATLANTA'S HOUSING AND SLUM CLEARANCE CODE

PROVIDING MINIMUM STANDARDS FOR DWELLING UNITS, ENVIRONMENTAL IMPROVEMENT OF NEIGHBORHOODS AND FOR SLUM CLEARANCE

WHAT IT MEANS TO YOU—

This Ordinance revises the Housing Code of the City of Atlanta, adopted January 6, 1958, effective dates of which still apply to this Ordinance. It also includes essential provisions of the Slum Clearance Ordinance, adopted August 1, 1949, which it replaces.

This Law was enacted by the Board of Aldermen on June 15, 1959, and sets up MINIMUM STANDARDS for every dwelling unit and for ENVIRONMENTAL IMPROVEMENT of other places in the City of Atlanta. To protect your health and safety it tells you what your house should contain in the way of equipment, facilities, space, sanitation, and many other features.

The Housing Code also tells you which of these standards are the responsibility of the landlord or owner, and which are the responsibility of the tenant or occupant.

Your house will be inspected by thoroughly trained Housing Inspectors to see if it meets these new standards. You will know, therefore, what your house must include to meet the MINIMUM requirements of the new housing regulations; and what duties are expected of you as landlord, tenant or owner-occupant.

Here, briefly, are the main points in the Housing Code. This is only a digest, not the complete and official Code itself. Use it as a check list to see if your house and/or premises meet these MINIMUM requirements of the new Law.

While every effort has been made to insure that this pamphlet conforms to the Code and the regulations, the City cannot guarantee its complete accuracy and/or adequacy. In the event of any conflict between this pamphlet and the Code or related regulations, the latter, of course, govern.

If you have any doubts or questions, please contact the Atlanta Housing Code Chief Inspector, phone JAckson 2-4463, Extension 259, or come to Room 203-A, City Hall. He will be happy to be of service to you.

FOR BETTER LIVING IN ATLANTA

CONSERVE AND IMPROVE NOW .... AVOID CLEARANCE AND REBUILDING LATER

UNDER THIS CODE, EVERY

1. IN YOUR BATHROOM

A flush toilet, a bathtub or shower, and a wash basin with hot and cold running water, in good working condition, properly connected to a water and sewer system or a septic tank.
These facilities must be in rooms which afford privacy to persons within such rooms.
The occupants of not more than two dwelling units may share a single bathroom if neither of the dwelling units contains more than three rooms; provided that, for the purpose of this sub-section, a kitchen or an efficiency kitchen with not more than 70 sq. ft. of floor area shall not be counted as a room and that the habitable area of each of such dwelling units shall equal not more than 300 sq. ft. of floor area. All such facilities shall be so located as to be accessible to both units at all times.

2. IN YOUR KITCHEN

A kitchen sink with taps connected to both hot and cold running water. A floor that is reasonably impervious to water and is kept in a clean and sanitary condition.

3. YOUR WINDOWS

Each room must contain at least one window or skylight, equal to 10% of the floor area, which can easily be opened to at least 50% of the minimum window area size, unless such rooms are air-conditioned or mechanically ventilated and adequately lighted as approved by the enforcement officer.

4. ELECTRICITY

All dwelling units within 300 ft. of a power line must have electricity and two separate electric wall outlets or one wall outlet and one ceiling-type light fixture in each habitable room. A ceiling or wall-type light fixture in each bath, laundry or furnace room and public hall.

5. HEATING

Every dwelling unit must be equipped with heating facilities capable of safely and adequately heating (70° F. 3 ft. above the floor in ordinary winter conditions) two-thirds of the habitable rooms and each bathroom or water closet compartment located therein. All chimneys and flue liners must be kept in good repair (such as raking joints, repointing, etc.).

6. PROTECTION FROM FIRE

Every dwelling unit shall have safe, unobstructed MEANS OF EGRESS leading to safe and open space at ground level, as required by the laws of the City of Atlanta or of this State. All areas must be kept free of all combustible rubbish, junk or waste.

7. MINIMUM SPACE, USE AND LOCATION REQUIREMENTS

(Sq. ft. is measured by multiplying the length of a room by the width.)
Habitable dwelling units, if one room only, must contain at least:
120 sq. ft. of floor space for the first one or two occupants;
70 sq. ft. of additional floor space for each additional occupant, for units consisting of more than one room. The floor space to be calculated on the basis of the total habitable room area, excluding toilets, closets and kitchens or kitchenettes and any room area that has a ceiling height of less than 6 ft.

Responsibilities of Owne

1. *IF YOU OWN YOUR OWN HOUSE, YOU ARE EXPECTED TO:*

Keep your house, yard and premises clean, sanitary and free from accumulation of weeds, litter, trash and debris.

Provide adequately covered garbage cans to dispose of or store all garbage, waste, etc.

Exterminate rats, insects, and other pests.

2. *IF YOU RENT YOUR HOUSE, OR APARTMENT, YOU ARE EXPECTED TO:*

Keep your share of the property, including premises, clean, sanitary and free from accumulations of weeds, litter, trash and debris.
Protect and not wilfully or carelessly damage the property.
Provide adequate, covered garbage cans to dispose of or store all garbage, waste, etc, in your own dwelling place.
Exterminate rats, insects, and other pests found in your rooms.

3. *IF YOU ARE A LANDLORD, YOU ARE EXPECTED TO:*

Keep the public parts of the house, yard and premises clean and free from accumulation of weeds, litter, trash and debris.

DWELLING MUST HAVE:

For new construction, the minimum requirements are:
150 sq. ft. and
80 sq. ft. respectively.

In every dwelling unit of two or more rooms, every ROOM occupied for sleeping purposes shall contain at least:
70 sq. ft. of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least:
50 sq. ft. of floor space for each occupant thereof.

The floor area of any room or part thereof with a ceiling height of six (6) ft., or less, shall not be counted for the purpose of determining the maximum permissible occupancy thereof.

8. CELLARS AND BASEMENTS

No cellar shall be used as a habitable room.

No basement shall be used as a habitable room or dwelling unit unless:
(a) The floor and walls are impervious to leakage of underground and surface runoff water and are adequately insulated against dampness.
(b) The total of window area in each room shall equal to at least the minimum window area size as required in subsection 9.1 of this Ordinance.
(c) More than half of its clear floor-to-ceiling height is above the average grade of the adjoining ground.

9. SAFETY MEASURES & SANITATION (Dwelling Units, Premises and other places)

Foundations, outside walls, windows, roofs, and exterior doors must be:
Weathertight
Waterproof
Rodent-proof
Exposed wooden surfaces, impervious to moisture and elements by a suitable protective coating
In sound condition and good repair

Inside walls, ceilings and floors must be:
Rodent-proof
In safe condition and good repair
Clean and sanitary
Plumbing fixtures must be properly installed and maintained in accordance with the City's Plumbing Code.
All gutters and downspouts must be kept in good repair.
All accessory buildings and/or fences must be kept in good repair OR demolished and all debris resulting therefrom removed from premises.
All doors and windows that open directly to out-door space, must have removable screens, in good repair.
Premises must be kept free from accumulation of weeds, litter, trash, and debris.

10. NUISANCES AND ENVIRONMENT

Any building, structure, enclosure, place or premise, which, because of its condition, is unsafe, insanitary or dangerous to the health, morals, safety or general welfare of the people of the City, comes under the NUISANCE concept of this Code and must be remedied in interest of ENVIRONMENTAL IMPROVEMENT.

r, Landlords & Tenants

Maintain clean and sanitary common storage and disposal facilities.
Exterminate rats, insects, and other pests in shared parts of the house, in rental units where two or more are affected, and in the yard and general premises, where division of responsibilities cannot be fixed.
Supply adequate heat or heating facilities.
See that no services, equipment or facilities required by this Code are shut off, discontinued or removed, except for repairs, emergencies, etc.
Tell all tenants in writing how many people may live in any rental unit under the provisions of this Code.
Maintain all dwelling units which are to be RENTED OUT, in a clean, sanitary condition, FIT FOR HUMAN OCCUPANCY.

4. *FOR EVERYONE*

ALL ZONING LAWS MUST BE OBSERVED, and any VIOLATIONS MUST BE CORRECTED.
No contract between tenant and landlord, or owner and occupant with regard to compliance with this Housing Code can relieve any party of his DIRECT RESPONSIBILITY under this Code.

Responsibilities of the City under the Code

1. INSPECTIONS

The Housing Code Inspectors will inspect dwellings and dwelling units between 9:30 A.M. and 4:00 P.M. on weekdays.
Inspectors must properly identify themselves.
Contact the Chief Inspector for SPECIAL INSPECTIONS.

2. NOTICES

Written notices of violations of this Code will be sent or delivered to the owner, landlord or agent whose dwelling or property violates the provisions of the Code. These notices will specify the violations, and give a reasonable time within which to correct them.
They will also recommend remedial action.

3. ENFORCEMENT

Upon the failure of any person to correct the violations specified, within a reasonable time, the Enforcement Officer is required to summons the offender before the Municipal Court to answer the charge.

4. PENALTIES

Findings of the Court as to violations of the Code are punishable by fines of not less than $5.00 nor more than $500.00, and/or imprisonment for not less than two nor more than 100 days, or both.

SUGGESTIONS

1. PAINTING is the best conservation tool, and is the most economical insurance against deterioration of buildings and resulting blight. No City permit is required in order to paint.

2. A City permit IS REQUIRED for most building, plumbing and electrical work. See that your contractor has the required permits BEFORE he starts to work on your property.

3. Make a written contract with your contractor, giving the sizes, quality of materials to be used, number of coats and grade of paint, etc. Keep a copy of this contract.

4. If your improvements are to be financed, consult a local lending agency. They will be able to advise you regarding conventional financing, Title One F.H.A. loans, Section 221 F.H.A. loans, and Section 220 F.H.A. loans.

5. If the recipient of this pamphlet is a tenant, please read it and turn it over to the owner or agent of the property.

DR. ALBERT M. DAVIS
PRESIDENT

MRS. EUNICE COOPER
SECRETARY

DR. C. MILES SMITH
TREASURER

ATLANTA BRANCH
NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE
859-1/2 HUNTER STREET, N. W. SUITE 105 ATLANTA, GEORGIA 30314 524-8054

PRESENTATION BEFORE THE

ADVISORY COMMITTEE OF THE

U.S. CIVIL RIGHTS COMMISSION

April 8, 1967

Atlanta, Georgia

"URBAN CRISIS AND THE GHETTO SYSTEM"

Between January 1, 1956 and July 1, 1966, 21,000 families representing 67,000 people were forced to move due to urban renewal, expressway construction, code enforcement, over-income eviction from public housing and other governmental actions. Urban renewal and expressway construction accounted for about 60 percent of the total displacement.

The majority of the families and individuals affected by this change were Negro. Approximately 50 percent of these people had incomes under $3,000 a year. These people have to be rehoused. Sound housing in stable neighborhoods must be provided and at prices they can afford.

The Mayor says "Atlanta needs 16,800 housing units over the next five years to meet our relocation needs." He also stated that, "in order to solve the urgent problem we must have a crash low income housing program to provide 4,900 units per year for the next two years or a total of 9,800 housing units by December, 1968. For the last

NAACP FOUNDED 1909 over 50 years

three years of our program we must have 2,400 units per year in order to reach our total goal of 16,800 units within a five-year period."

We need to focus our discussion on the following:

1. An examination of procedures and limitations of Federal, state and local housing programs and related activities affecting racial patterns of residence, including: rent supplement, leasing, turnkey, 221 (d) (3) programs; planning site selection, relocation standards, zoning and other conditions in suburbia which block lower-income units.

2. Being familiar with housing operations and to be adept at mobilizing pressure to reverse the use of public resources to "build in" segregation.

3. Suggest the expansion and location of low-income units where they will encourage integration.

There is some danger that this "relocation program" may be used to rebuild the ghettos as ghettos. Congestion prevents revitalization. The housing market must be fully open, with an ample supply of lower-cost housing available throughout the city as well as the suburbs.

When the rebuilding process takes place, there must be assistance provided to encourage outward movement among those who have heretofore been denied access to the general housing market.

We all must recognize that the ghetto system itself is the root-evil which inevitably denies basic freedoms and results in physical, social and psychological damage to the entire society.

The pattern was established and continued through the past 25 years or more--where all available housing for Negroes--publicly-aided or not--has been done either in the ghetto or adjacent to it. Practically all recently announced large-scale slum rehabilitation or "model city" programs are aimed at refurbishing the ghetto. The ghetto and congestion are synomymous.

Dispersing is essential, if eradication of the system is to be a reality.

Fair and equal housing must be made available to every citizens in every community throughout the land, including Atlanta.

We must insist that the Federal and state governments have a responsibility to insure that local housing authorities and urban renewal agencies stop using public funds to entrench and extend segregation.

We refer specifically to the urgent pressing problems relative to public housing location and our efforts to settle some of these problems with the Mayor, the Atlanta Housing Authority and the Housing Resources Committee.

Segregation in public housing is a glaring reality in Atlanta. It is evident by separate application offices. One is located in the white community and the other located in the Negro community.

Further segregation is evident in the racial occupancy of the existing Federal housing units.

"EXHIBIT A"

Housing Projects	No. Whites	No. Negroes	No. Others	Total Units
Palmer House	250	0	0	250
John O. Childs	237	13	0	250
Techwood	604	0	Chinese-2 Korean-1	604
Harris	380	124	0	510
Capitol	715	80	Japanese-1	
Clark Howell	628	0	0	630
Antoine Graves	1	209	0	210

Atlanta now has 9,404 public housing units (Completed and under construction). Of this number, the geographic location is as follows:

Northwest -	4,102	(43.62%)
Southwest -	3,681	(39.142%)
Southeast -	1,621	(17.24%)
Northeast -		-----
	9,404	100%

This reveals that nearly 83 percent of all of the public housing is located on the westside of Atlanta while there are none in existence in the Northeast section. This example of racial segregation is indeed appalling.

There is a new project under consideration in the Skipper Drive-Harwell Road-Bankhead Avenue area which will further saturate the already

saturated area. In addition to this, there are other project sites under consideration within the same geographical area.

Atlanta cannot continue perpetuating the existence of ghettos. Congestion prevents revitalization. The housing market must be fully open; with an ample supply of low-cost housing available throughout the city.

Negro citizens are impatient with the slow-to-respond attitude of public officials. It is ironic that the reaction to social upheaval and turbulence is "Why?"

We are submitting a copy of the Resolution which was adopted by our city-wide Housing Conference. It embraces points of remedy, which we feel are most desirable in Atlanta.

As a result of our concern over these serious problems, we have requested Mr. Weaver, Secretary of Housing and Urban Development, to withhold all funds to public housing and Urban Renewal Programs until all discriminatory practices are eliminated and a balanced dispersion of public housing units are accomplished. Further, we are requesting the Secretary to withhold funds of the Model Cities Program until Atlanta officially adopts an "open occupancy" ordinance.

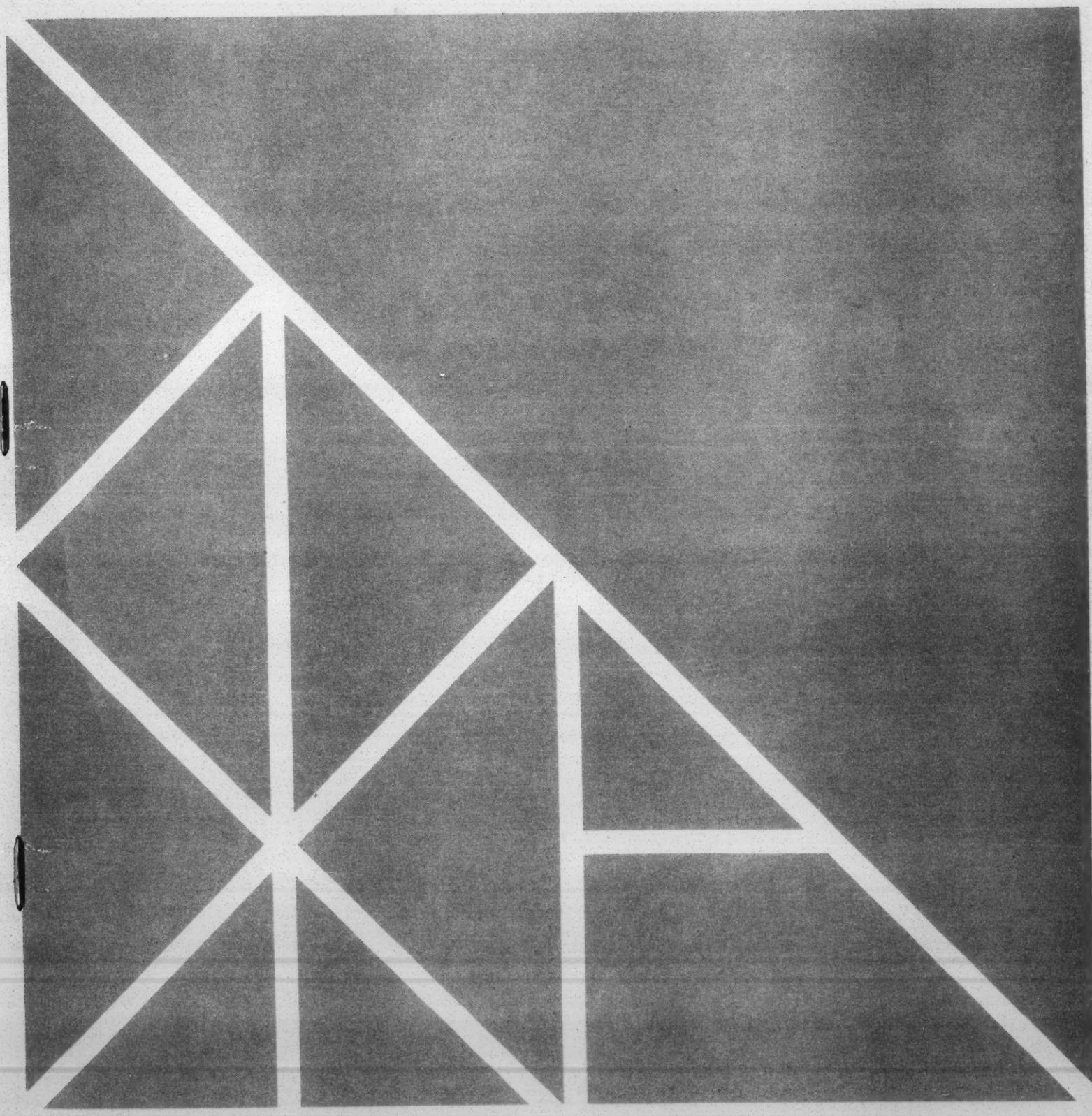
We consider city-wide planning important in the dissolution of many problems in housing, school sites and the prevention of "sophisticated ghettos." Adequate planning should and must include citizens participation by law, and voter approval of any proposed plans.

Therefore, we are demanding ordinances which will structure the kind of planning that will meet the approval of the majority of citizens in this city.

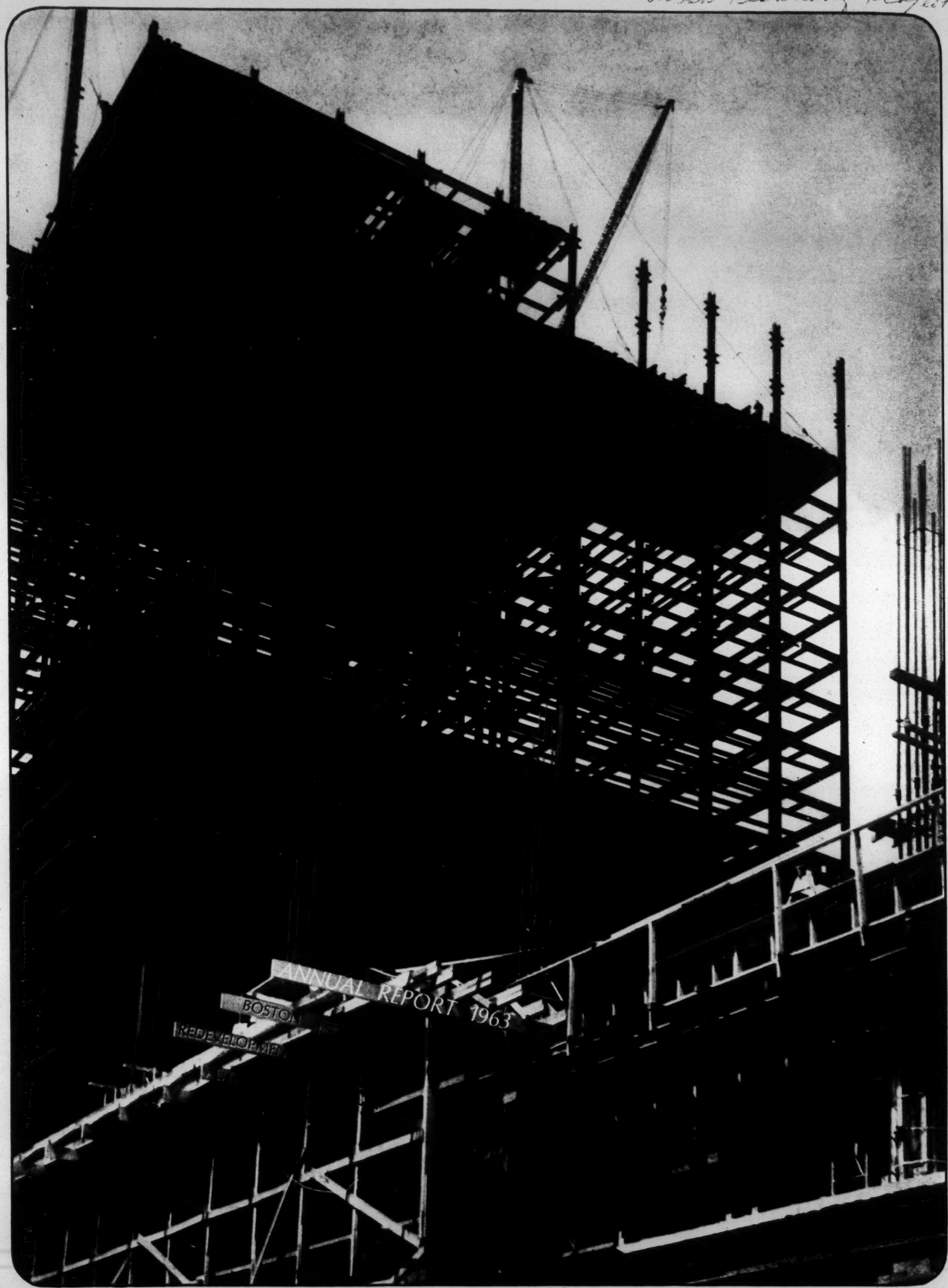
Urban Planning Project

BOSTON REDEVELOPMENT AUTHORITY

ANNUAL REPORT 1962



Urban Planning Project



Norman Matheny, Staff Photographer

A Stepladder to Interracial Understanding?

These two college students collaborate summer-work camp in Roxbury. At left is J. their paint brushes in a unique Nagarajan, a Harvard student from Malaysia. His cohort is Mike Whitcraft, a college student.

Interracial Corps Tidies Roxbury Area

Written for The Christian Science Monitor

An interracial peace corps-type project is drawing to a close in Boston's Roxbury section at a time when riots and near-riots have made racial news elsewhere in the nation.

The project is called the Roxbury Work and Study Project. The tangible results will be open for inspection to Boston residents and friends on Friday evening, Aug. 21.

For eight weeks, approximately 20 college students and seven high schoolers have joined forces with homeowners and residents in a paint-up, clean-up work camp located in the midst of Boston's Washington Park urban-renewal area. Working side by side with the local residents who are primarily Negro, they have painted the outsides of houses and garages, built fences and porches, cleaned vacant lots, and engaged in landscape work.

Planning Undertaken

Long before the campers arrived on the scene, the project had yet to be planned and organized. These steps were taken by the host advisory committee consisting of representatives from churches, urban-renewal committees, student and service organizations, the Boston Redevelopment Authority, and the Greater Boston Real Estate Board.

A major concern, of course, was financing the project. Needed paint for each house was purchased by the homeowner at a substantial discount given by a commercial paint dealer. Ladders were donated to Roxbury's Freedom House for the project's use.

The students worked without pay. There remained their room and board for which the Boston Real Estate Board provided most of the funds. The high-school students and their leader have been living at the South End Settlement House; the college group lived in Norfolk House at 14 John Eliot Square, just a few minutes away from the work area.

Campers Oriented

Orientation of the campers began with their arrival on June 26.

In an early study session, the project log records, "We were given a detailed account, with diagrams and maps, of the renewal project in Boston, centering on the attempts being made in the Roxbury and especially Washington Park area. Next was a walking tour through the Dale-Laurel-Catawba Streets area in which we are to work."

There were several reasons for selection of this particular area. Foremost among them the fact that the residents themselves were receptive and showed a high degree of interest in participating in a self-help program. There is a high incidence of home ownership and owners had already organized such groups as the Dale Area Improvement Association. Nearby Freedom House, moreover, was prepared to sponsor the summer Work Camp.

Contagious Improvement

In addition, the area is in the midst of considerable rehabilitation and redevelopment; this made it attractive to the Boston Redevelopment Authority which wanted to produce tangible evidence that modest, private rehabilitation can successfully complement city-wide efforts to improve a particular neighborhood.

The redevelopment agency wanted to show that improvement can be just as contagious as blight.

The Work Campers were recruited with the help of the American Friends Service Committee and the nonsectarian Unitarian-Universalist Service Committee.

Overseas Students

The campers represent different countries, creeds, and races. Some came from the Boston metropolitan area. One young man came from Paris, specifically for the project and will return to college in France shortly. Other campers from overseas are in this country attending school. These included students from Haiti, Malaysia, and Somalia.

The campers' work week was Tuesday through Saturday; the daily hours of the college group were arranged to extend until 7:00 p.m. Such a schedule enabled the residents to participate themselves in this pilot demonstration of self-help housing rehabilitation.

Project officials emphasized that these students are activists who have proved in a graphic

way that idealistic attitudes can be realistically applied.

The scene of Catawba Street was one of typical activity. Several houses were being worked on. A new porch was being painted; another dilapidated one was being torn down. A third house was being painted.

Children Join In

One girl approached our area looking for more brown paint. She had a smudge of brown paint on her nose. A young Negro lad, named Jimmy began to stride along with us. The children as well as adults in the neighborhood helped the campers and Jimmy frequently cleaned paint brushes and ran errands.

The harmonious cooperation of the whites and nonwhites no longer seemed significant to the campers. Most notable were the willingness and good humor which were consistently present among the workers—while working, while talking with neighbors, while answering over and over again the questions of reporters and interviewers. During their "off" hours, the campers had volunteered to tutor and help with voter registration in the Roxbury area.

Handiwork on Display

Homeowners and campers will have an opportunity to enjoy the fruits of their labor when they gather together for the last time Friday evening.

The fixed-up back yards will be the scene of progressive supper cookouts after which friends and visitors will be welcome to view what has been accomplished. The homeowners and campers will then show visiting Bostonians around. City dignitaries will be present.

The streets will be blocked off for square dancing with perhaps an informal variety show presented by the campers.

Asked whether or not they feel the project has been successful, campers, advisers, and supervisors answer a unanimous yes, adding their fervent hope that more citizens, organizations, and other local businesses will continue to encourage and support similar projects.

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Urban Planning Project

TECHNICAL AND PARA-TECHNICAL ELEMENTS IN THE SELECTION, DELINEATION AND PLANNING OF RESIDENTIAL REHABILITATION AREAS

Thomas H. Jenkins

Walter L. Smart

Boston Redevelopment Authority

Minnesota Rehabilitation Training Institute

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July 21, 1965

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INTRODUCTION

We do not intend to discuss this subject strictly "according to the book." That approach would not adequately cover our experience in the Washington Park Urban Renewal Area of Boston's Roxbury section. Nor would it cover our reflection on that experience to date.

It is commonplace today to recognize and acknowledge that residential rehabilitation is not merely a physical and financial proposition, but that it is also a sociological, educational, economic, and political matter. And it is generally agreed that in spite of its historical age, rehabilitation is a relatively unfamiliar and yet unmastered animal -- especially for urban renewal purposes. In practice, however, awareness of these ideas is not always so evident.

Therefore, we would like to be explicit about two things: 1) by the nature of the job, physical improvement, improved liveability and economic longevity of property are the technical goals of rehabilitation, of planning, development, mortgage insurance, and related agencies. But the tools for approaching and achieving these goals are not only technical but psychological, social and political as well. 2) We believe that rehabilitation is still an uncharted sea, that it certainly is nowhere near a science. In Washington Park we have not solved all the problems or even enough of them, to our satisfaction. But we have made some progress -- perhaps more progress than in most places. We have done and learned some conventional and unconventional things, and wish to share some of the fruits of our experience with you. In this light, we shall discuss techniques, criteria and principles, but also ideas, problems and questions. We shall not attempts a cookbook of "how-to" or simply a recording of "how we did it."

There is plenty of need and room for ideas, suggestions, off-beat approaches and lessons from everywhere. In the case of choosing and outlining a rehab area and designing a program for it, it may be said indeed that the largest room in the world is the room for improvement.

Although we will draw a great deal on our Washington Park

and Boston experience, we feel that much of what we say applies to other places too. Mr. Smart and I will discuss the selection, delineation and planning of rehab areas, in that order. Under each of these topics occasionally, we shall shift voices which the logic of our subject, and your attention, require. The nature of our Washington Park renewal program is such that most of the time we must refer to the rehab area or areas in relation to the urban renewal area. The urban renewal plan calls for a predominantly rehabilitation program with limited redevelopment for a 500 acre area.

SELECTION

Mr. Smart will discuss the selection of rehab areas, or sub-areas, within Washington Park. But first I would like to list what, judging from our experience, seem to be criteria worth considering in selecting an urban renewal area which stresses rehabilitation of existing buildings. They are: building conditions, community readiness, political leadership and response, economic feasibility, new construction opportunities, size, existing facilities (only a minor part), and, if it is the first renewal-rehab area in the locality or the first in a section of the city, it should be a "strong anchor" type of area. (Some of these criteria apply

Rehab area criteria

also to selection of rehab sub-areas within the renewal project.)

The building conditions in the area should, of course, be such that a large percentage of the structures and dwelling units are rehabilitable, i.e., classified as either satisfactory, in need of minor repair or extensive repair (but not major repair). In Washington Park, 76% of the buildings and 80% of the dwelling units were judged rehabilitable. But these physical conditions will mean nothing until and unless the community is ready to accept a renewal and rehabilitation plan, and thereby pledge itself to invest in property improvement. And when it is ready, the political leadership, usually the Mayor, must be willing to respond to the readiness if the area is to be a viable one. This was the case with Washington Park in Boston, Hyde Park in Chicago, and Morton in Philadelphia. This process of initiation and response may be reversed in the case of some areas, with the political leadership seeking to stimulate action. This was the case with Charlestown in Boston and apparently the case with Woodlawn and the Near West Side in Chicago. The Mayor's adoption of an area for a program should include among other things, a commitment to

provide and allocate public improvements and municipal housekeeping services, indispensable companions to the rehabilitation effort.

Generally speaking, the area chosen should be one in which the property not to be acquired is judged to be economically feasible to rehabilitate. Whenever possible, a feasibility study should be made. Rapkin did a study of Washington Park but this is not always the case, as Mr. Smart will point out. Although care must be taken to avoid family displacement through rehab costs, feasibility should be weighed with other criteria. Where there is a choice, if the rehab area is a small one, hopefully it would be adjacent to either new community facilities or adequate improved existing ones.

Finally, if it is to be the first rehabilitation or renewal area in the city or in a section of the city, or if it's the first rehab-area within an urban renewal project, the area should be what we call the "strong anchor" type. This is an area in which rehabilitation seems more certain to succeed because by comparison with other areas, it possesses a highly favorable combination of building conditions, community readiness,

political or local community leadership support, et cetera. This "stronger" type of area contrasts with what might be called the "weaker" and "tougher" type— "weaker" meaning that it has less in the way of community readiness, municipal support, and sophistication about its problems, and "tougher" meaning it has poorer building conditions, a higher proportion of welfare cases and other social problems, combined with questions and hesitations regarding renewal. We might think of degrees and ranges between "strong" on the one hand, and "weak" and "tough" on the other.

Theoretically, the strategic advantages of selecting a "strong anchor" as a 'first' area are: 1) to help insure the ultimate success of rehab in that area; 2) to be able to execute a program more expeditiously there than in a "tougher" area and 3) thereby to more easily inspire confidence in a predominantly rehab program both in other "strong" areas and in "tougher" areas. Also, other things being equal, success in the "strong anchor" area should make it easier later to develop, get approval of and carry out a rehabilitation plan in a "tougher" area, due to diminished doubts, fears and resistance. Finally, staff tools honed in the "strong" area may be more

effective in the "tougher" area than if the "tougher" area had been selected first. I will end my part of

MAP #1 this topic with an illustration. The earliest version of the Washington Park Project area was bounded by Dudley, Warren, Townsend and Washington Streets. At the time, it was voted to extend and enlarge the renewal

MAP #2 rehab area there were at least three theoretical alternatives: 1) north to near Massachusetts Avenue, east to Blue Hill Avenue and Magazine Street, and west to the New Haven railroad tracks, with Townsend still the

MAP #3 southern boundary. 2) Northeast to Blue Hill Avenue, Yedman-Norfolk Streets, northwest to Roxbury Street, and west to Columbus Avenue, with Townsend still the sourthern

MAP #4 boundary. 3) South to Columbus Avenue and Seaver Streets, with Warren and Washington Streets being extended south

MAP #2 as western and eastern boundaries, respectively. There certainly were other considerations that entered the decision. But let's consider it from the "strong anchor" angle. The first choice would have included the proposed route of the Inner Belt highway, an area of a large population exodus to the south, resulting in a weak community structure, and where the conditions were so poor that a recently proposed treatment calls for 88

MAP #3 per cent clearance in its northern sector. In the second

choice, the building conditions in the areas to the east and west were not as good as those in the section south of Townsend Street. And no community desire was in evidence, nor any strong leadership articulating a strong desire for improvement programs. (Incidentally, both these choices would have left Townsend Street on the south, which is a less definitive boundary than

MAP #4 Seaver, fronting on Franklin Park.) The third choice was selected. It included good building conditions, among the best in Roxbury (with some homes worth $25,000 and $30,000), a higher proportion of rehabilitable property, a community request to the Mayor for renewal action, strong community support, articulate citizens, including the man who is now the State's attorney general, and Freedom House, a forceful community institution which allied itself with the renewal effort. Also, and this is not critical, it provided a middle class balance with the predominantly working class population north of Townsend. This fact, combined with the strong desire for renewal, increased the prospect of including in the program people who seemed likely to set the example of investing in property improvement. And now Mr. Smart will deal with selection of rehab sub-areas within the renewal project.

SMART

We should first of all recall the fact that the Washington Park urban renewal project area as approved amounts to 500 acres. This is important. The large size increased the prospect of a successful rehabilitation program. It provided a wide range of housing conditions, permitting rehab activities plus new housing and new supporting facilities. This in turn should eventually enhance the prospects of Washington Park becoming a better balanced community with more self identification than might be the case with a smaller area. It would not be healthy for the community to be too self-contained, however, for among other things, this might lead to a parochial attitude toward the city and its problems, not to mention an unfortunate attitude toward its neighbors. But the selection of a large area in which to operate does tend to be helpful in supporting rehabilitation work. Given the renewal project area, the first thing to consider in selecting the rehab areas is building condition. In Washington Park, our conditions survey gave us the information that largely determine our land acquisition proposals. This of course left us with the properties not to be acquired which in turn became the universe within which our rehab sub-areas were located.

In the early part of the program, except for what we called "early rehab" activity, these rehab sub-areas were not clearly defined. Selection therefore became a matter of taking direct action in some 'first' area or areas and of setting priorities among the areas. The one "early rehab" area was set up in advance of project execution. Its 'selection' was determined actually by FHA -- that is, arriving at the territory in which FHA was willing to insure mortgages in advance

MAP #5 of project execution. The only area FHA would insure at that time is the one bounded by Crawford Street, Elm Hill Avenue, Seaver Street, and Humboldt Avenue.

After project execution, and the beginning experience of spreading our field rehab staff too thin, our approach became one of selecting "priority" areas. Everything else was considered "opportunity" work, that is, instances in which property owners came or called to our rehab site office and asked for rehab assistance. Priority areas were the ones in which we proposed to carry on full-pledged rehab work in a systematic manner, starting in one or two areas then moving on to others. The first two areas illustrate from experience, two of the three principle bases of selection. Selection

of the first, as I have said, was based on FHA pre-execution commitment. The second -- the Dale Street area -- was based on an explicit request and strong community desire in an area that boasts the oldest citizen improvement group in the renewal project area. The third basis had to do with projecting rehab priority areas in accordance with scheduling of redevelopment work.'

The choosing of priority rehab areas also illustrates, in a way, the "strong anchor" approach to selection.

MAP #6 Whether it has been intentional or defacto is a matter for debate. But the fact is that of the thirteen rehab-areas eventually set up in Washington Park, all of the priority areas selected for systematic work to date are located in the Humboldt-to-Elm Hill Avenue and Warren Street corridor, south of Townsend. This is perhaps the strongest section in the renewal area. Moreover, they are contiguous. They are areas 1, 7, 8, and 11, reading from south to north.

Before closing this topic, one note is worth mentioning. It has been mentioned that economic feasibility studies help in determining rehab areas. Places like our project

and the once-proposed Houghton area of Cambridge have had the benefit of feasibility studies. But this is not always the case. Sometimes in the speed and flush of activities to get a project off the ground, there is no time to determine economic feasibility. Rather it may be redevelopment opportunities, with some attention to building conditions, that may determine which areas will be selected for rehabilitation work.

DELINEATION

JENKINS We would like now to pass on to the question of delineating rehabilitation areas. We would like to cover the delineation of the thirteen Washington Park sub-areas, the role of man-made physical boundaries, and the role of community attitudes. As in the case of selection, I would like first to mention the predominantly rehab Washington Park urban renewal area as the framework for rehab. Its delineation is the cage within which the rehab sub-areas Mr. Smart will describe were shaped.

MAP # Recapitulating the project boundaries described to you yesterday, they are: Dudley and Washington Streets, Columbus Avenue, Seaver Street, Blue Hill Avenue and Warren Street. These are all major transportation routes.

The most clear-cut boundary is Franklin Park below Seaver Street. These form a logical protective wall around which major city traffic passes and within which rehab areas can be made more desirable and safer.

In the Washington Park case, there has been a second protective wall around rehab areas, although this is not necessarily a general principal that can or should

MAP # be followed. Redevelopment sites occupy more than half the linear mileage of the major streets that form the project boundaries. Most of these redevelopment sites are housing sites where housing was planned to be faced in to the project community, but others are sites for

WALL MAP certain institutions and community facilities. The Hyde Park-Kenwood urban renewal area -- an 800 acre area -- shows a similar pattern of a double wall of major man-made boundaries and redevelopment areas framing the rehab areas. If this tendency toward self-containment is overdone, it could impair design, physical and social relations with surrounding communities. In the Washington Park case, this tendency is offset somewhat by inter-area or by regional-type facilities located on all four sides of the renewal project area.

And now Mr. Smart will talk about factors that were important in delineating the rehab sub-areas within Washington Park.

SMART There are both physical and social factors which determined the delineation of the thirteen staging areas for rehabilitation.

A. Physical

Most of the thirteen staging areas have new construction around their borders. Whereas the designation of sites for new constructions was not done in order to develope rehabilitation staging areas, nevertheless, the subsequent designation of the rehab areas conformed in large part to add strength and vitality to the sub-areas of the Washington Park Project Area.

We anticipate that by demolishing homes infeasible of rehabilitation, the removing of eyesores, and replacing them with new construction of good design, will give both encouragement and incentive to property owners to cooperate voluntarily in the renewal program by investing and rehabilitating.

B. Social

The major factors in determining the thirteen sub-areas for rehab were by far social in nature, based on the theory that we need other forces concerned and working for neighborhood betterment and improvement. We made a decision to organize neighborhood associations within each of the thirteen areas.

Some of these areas were already organized, such as Area 11, the Dale Area Improvement Association; Area 12, Warren Neighbors Association; and Area 5, Our Neighborhood Betterment Association, etc. When area organizations were already in existence, the area boundaries conformed to the area served by the association. In other instances, new associations had to be formed and factors such as (1) size of area in which normal neighborhood relationships could be expected to be developed and (2) areas in which families had a great deal in common, particularly neighborhood problems. Each of these neighborhood associations sent representatives to the Citizens for Urban Renewal Action Committee so

that both on a project-wide basis as well as at the sub-area level, residents of the community, plus many of the large property owners, come together to discuss common problems and suggest various means for the solutions of those problems. In other words, through this continuing dialogue there is a continuing development and sharpening of a concern for a better community.

Ideally, the desire for a better community should be vested more strongly in the neighborhood than in the Redevelopment Authority.

JENKINS Community attitudes toward clearance can help determine and increase the geographical extent of rehabilitation. We are keenly aware of this in Boston where under the Mayor's leadership, we have an explicit policy of "planning with people." (You'll hear more about this later in the program.) To put it positively, some communities accept clearance more readily than others. In Boston, for example, contrast Washington Park, which accepted 25 - 30 per cent clearance, with the older and deteriorated community of Charlestown, where a minority resisted a renewal plan for over three years, the

community accepted clearance of 10 per cent, thereby increasing the stock of housing to be rehabilitated.

Some communities, which are represented lower in the power structure, are less defensible against clearance than others and therefore have a measurably smaller extent of rehabilitation than if they possessed more influence. This is illustrated in the Chicago case of the Southwest Hyde Park Neighborhood Association, a resident property owners group, compared to the more influential Southwest Hyde Park Redevelopment Corporation, as reported by Rossi and Dentler in Politics of Urban Renewal.

Some communities are not too concerned about the extent of clearance simply because the neighborhood is in physical and/or social transition or even decimation. This is the case with the lower Roxbury area in Boston, as compared with Highland Park. And some communities, because of a certain social history and existing street-and-house design, evoke sentimental attachments that often preclude clearance in a quasi-political sense, and therefore sociologically dictate rehabilitation, conditions almost not withstanding. We think of Long Wharf and Bay Village in Boston and Greenwich Village in

New York.

And this same kind of restraint against clearance, and the implications it has for rehab treatment as alternative, can stem from a strong neighborhood social solidarity and tradition, whether street-and-house-design plays a part or not. The Irish in Charlestown, Boston; the Lithuanians in Donnelly Field, Cambridge; the Polish in the Near Northwest side, Chicago; and the Jewish, Italians and other groups in Greenwich Village are instances that come to mind.

In all of these cases -- social class and ethnic identity not withstanding -- the residents are often described as having a "village" outlook and strong neighborhood identification. In any case, this form of community attitude when focused on clearance becomes a para-technical factor that helps determine the geographic extent and thus the physical shape and outline of rehab areas.

PLANNING

SMART This brings us to our last major topic -- the planning of rehabilitation areas. Mr. Jenkins will more or less list some of the elements we found to be important in

planning rehabilitation activity for our sub-areas in general and in given individual areas. Then, between us we will try to discuss more specifically basic community facilities and public improvements, unconventional ways to approach rehab in problem areas, and why it is important to anticipate unanticipated acquisition.

JENKINS The following elements entered into the planning of rehabilitation areas in Washington Park:

1. The planning and design objectives for rehabilitation set the framework, and covered: compatibility of land uses, avoidance of adverse effects of non-residential traffic generators, elimination of bad effects of non-conforming uses, the promotion of physical and architectural improvement and suitability, the structural soundness of buildings, and provision of adequate off-street parking.

2. The identification of rehab property was accomplished by means of a building conditions survey and an economic feasibility study. The identification was simply stated as all property not designated for acquistion.

3. "Planning with people," which involved many meetings, explaining and defining rehabilitation and its implications, resolving the improvement-without-increased-assessment problem, and later during execution jointly working out problems of sub-area and neighborhood planning and design.

4. Community organization, which, beginning in the early rehab stages, involved door-to-door contacts by the rehab staff, and in cooperation with Freedom House, the formation of a citizens' rehabilitation committee.

5. "Early rehab" work, which was intended to be a staff opportunity to develop and test techniques, and to learn lessons, including the use of FHA financing in advance of project execution.

6. Outlining or delineating the rehab areas.

7. Determining priority rehab areas.

8. Rehabilitation standards have been officially based on the City's Sanitation and building codes and on the zoning regulations. But from the beginning there has been the idea that through the community organization process standards can be raised above the official minimums.

9. Technical assistance was provided on the project site in order to facilitate rehabilitation.

10. The acquisition, retention, management, rehabilitation, or clearance, and disposition of property was legally provided for in the event that any property was not made to conform to the rehabilitation standards.

11. Rehabilitation demonstrations were planned to include individual buildings (such as "Pilot House," jointly with Freedom House) and block-wide groups of buildings painted and repaired on the exterior (as illustrated in our work and study work camp project).

SMART The Washington Park Plan calls for substantial public improvements, sometimes referred to as "project improvements." As we all know these improvements provide an essential support for rehabilitation as well as for new construction. They represent a forceful demonstration of the city's interest in upgrading an area.

Public improvements in our project area were planned to

include as necessary "the abandonment, provision, improvement, extension, reconstruction, construction, and installation of public buildings, open space, rights-of-way, streets and such utilities as water, sewer, police and fire communication, traffic signal, and street lighting systems."

Crucial among these improvements is the job of installing, construction and reconstructing streets and public utilities. The specific nature of this job depends upon the land use and circulation proposals of the urban renewal plan --especially as regards changes. But it depends also on the condition and adequate location of existing equipment. The condition and functioning of these streets and utilities are important to the prospect of owners investing in existing property.

Therefore the Boston Redevelopment Authority hired the services of an experienced consulting engineer to make a careful study of "the existing location, present capacity and future demand, possible use, original design anc construction, materials, current condition, age, probable remaining life, and the functioning efficiency of streets and utilities."

This inventory and sufficiency study was made by a Boston firm and it informed us as to what needs to be furnished in these matters to support the private investment to upgrade the residential property in the rehab areas.

Similarly, a well-worked-out traffic and circulation plan is needed as part of an over-all plan to rehabilitate existing property. Such a plan was developed for us by a traffic consultant, and although special emphasis was devoted to Washington Park needs, it was done in relation to a much larger area.

The key proposals as regards the rehab areas included the following:

MAP # 1. Major streets on the periphery of both the GNRP planning area and the project area are to be improved to increase their attractiveness for through trips.

MAP # 2. Through north-south trips remaining on the internal street network are to be concentrated on a minimum of high type major streets. This included the proposal that Humboldt Avenue would be the only major street running north and south through the Washington Park area.

3. Major east-west traffic flows through Roxbury are to be concentrated on a proposed new, major cross-town street, described to you yesterday, which will be regional in character.

4. Traffic safety is to be improved by removing through traffic from residential areas.

Perhaps the most important element for undergirding the rehabilitation effort is the provision of good schools. The proposed construction and location of three new public elementary schools called for in the Washington Park school plan is the result of a study of the Boston School system, by the Harvard Graduate School of Education under contract to the B. R. A. Also, a combination of proposed conversions, additions and abandonments will greatly strengthen the local school apparatus. Unlike many of the existing school sites the proposed new and improved school sites are to have generous play areas.

In addition, new, enlarged or improved parks and major and minor recreation areas, plus civic, institutional and other community facilities, round out the kind of public thrust that is needed to spark interest and maintain confidence in rehabilitation, and safeguard residential investments.

JENKINS We are learning a lesson that perhaps many others are learning to the extent they try to carry out a full-fledged rehab program. Namely, that the business-like entrepreneural profit-and-loss model is not the only concept that should be used in the job of residential

rehabilitation. While this model may be appropriate for an enterprising private contractor or even for the average development corporation, public agencies, limited divident corporations, non-profit corporations and others do not have to restrict themselves to this approach. For this approach is not effective for some of the rehabilitation problems found in inner city neighborhoods.

Wherein most properties in a given rehab area may be judged to be economically feasible, other properties may present special problems: such as the owner whose income is too low in relation to the poor condition of the building and to the consequent necessary rehab cost, or where the cost of rehab would result in family displacement due to the size of rent increases, etc.

When and if the business-like entrepreneural model fails to work, there are at least two alternatives left open: a) cutting of cost factors and b) subsidy. Free technical assistance and the student work camp projects we have been running are examples of the first choice. Low acquisition cost of property through the local redevelopment agency, rent subsidies by the local public

housing authority, plus any possible new state or federal rent subsidy programs for non-public housing low-income families are examples of the second choice.

Rehabilitation in urban renewal areas is a public purpose that in the interest of developing and preserving sound neighborhoods, that must be served whether it results in private profits or not. It has to be served in some instances even if from the market point of view there would be a dollar "loss." Or where there is neither profit or loss.

We don't claim that this is a novel idea. In fact, it is one that is likely to gain ascendency before too long. Parallel examples of such trend are the maritime industry and mass transportation in metropolitan areas. The entrepreneural and market concept had been applied to each for years. But conditions changed and it has been shown that although the antrepreneural concept was no longer valid for them, they still served indispensable, residual public purposes that could not be denied. I had occasion in 1961 to predict in a paper that metropolitan mass transportation would be federally subsidized. The country's railroad industry is rapidly moving in the

same direction. And so may rehab.

Here are the facts. 1) Our communities continue to become increasingly urban, with concentrated populations. The urban housing supply and its redistribution among income groups seem relatively inflexible. Retraining and ajustment of skills to the new technologies of business and industry are not likely to take place overnight. The War on Poverty may well take some time before a victory is achieved. Many of these persons live in urban renewal areas, and in areas that either will be or should be urban renewal areas. Even under present programs their incomes are not likely to shoot up suddenly to reach various costs of living, in some cases including rehab costs. Politically the pressure may well be that nevertheless the provision of decent housing within much of the existing urban stock (as well as utilizing new stock) is a social goal that cannot be abandoned simply because the procrustean effort to fit all of residential rehabilitation to a partly outmoded idea proves fruitless. It may mean that we'll need a more vigorous and streamlined effort by FHA in the inner city, more technical assistance, an expanded and permanent federal rent subsidy program that would cover tenants in rehabilitated property,

and other programs. In the many cases where the entrepreneural business model fits, let it be used. Where it does not fit, modify to other approaches. And if these ideas are reasonably valid, perhaps planning approaches to residential rehabilitation should start reflecting them.

A related question is the unreality of rehab demonstrations outside a planning or renewal framework, or in advance of project execution, as against the reality of rehab as part of renewal action. As a bellwether or guide to planning rehab projects (or deciding whether to undertake them), a range of rehab demonstrations and experiments have been conducted over the years. According to William Nash in his book on residential rehab, beginning in the 1930's a considerable number of these have been studies and tests of the economic feasibility of rehabilitation. While there is much to say -- and has been said -- for these efforts, there are also some criticisms that can be made.

1) They are limited, being characterized mainly by cost analysis and conventional techniques.

2) In most cases, the developer, real estate operators and investors, and sponsors are engaging in the almost

rhetorical act of merely proving to themselves that it cannot be done. As one planner put it, "If you're going to do it, get in there with all fours." Meaning -- it should be done vigorously and not overcautiously, on a large scale, not in a house buried in the far corner of nowhere, and as part of a larger program, not in isolation or in insulation.

3) One or two selected buildings in an area not in execution is operating in an unrealistic context for rehab if it is to be compared to rehab in active renewal programs. In the latter, there are the accompaniments of public improvements, technical assistance, frequently, changes in property value due to the latter two actions, the effects of new construction in the area, along with other rehab work going on simultaneously.

4) They assume market mechanisms almost exclusively, thereby excluding cost savings possible through such public technical assistance as free property surveys, work write-ups and cost estimates, free design assists, etc.

5) Finally, these demonstrations usually exclude imaginative ways of learning-by-experience approaches to rehab: e.g., "limited" rehab, varying the intensity

of rehab in a given neighborhood and between neighborhoods, and other approaches Mr. Smart will mention.

SMART I would like to say a word about the value of unorthodox approaches to residential rehabilitation. The Washington Park Urban Renewal Area is very unique in many ways: (1) it contains within its borders families with a very wide-range of earning capacities. On one end of the scale, some incomes are reported to be as high as fifteen or twenty-thousand dollars; and on the other end, we have a large number of families supported by public welfare and social security, while the median income in Roxbury is $4,631.

Many families who own property in the Washington Park Area are found at the low end of the income scale, and will obviously have some difficulty in obtaining financing for rehabilitation. In these areas, the rehabilitation objective should be the minimum standards for human habitation. Whereas, in some other sections of the project area, families are encouraged and are aided in effecting a complete remodeling job. The amount of rehabilitation or remodeling done should reflect the standards and aspirations of the families residing

within the rehab staging area.

For the families who will have difficulty in rehabilitating their property, various programs must be found to aid and assist them to meet the minimum property standards. In Washington Park, we are in our second year of utilizing a Work and Study Program. In its first year, we had twenty-eight students from all over the world for an eight-week period. These students worked in a three-block area helping families to help themselves. The emphasis was on painting the exterior of frame buildings. This year, we have one-hundred and seven students involved and again we intend to help forty families paint and remodel their homes. But this year, the students will involve themselves in additional activity such as running tutorial programs, and providing recreation services to youth living in the area. Next year, we hope to expand the program even more and for the first time, take the student work crews inside in addition to painting the outside. With proper supervision, these crews should be effective in refinishing walls, ceilings, floors, and other work of that type. The areas in which work crews cannot be used are obviously plumbing, electrical work, and heating work.

Another major concern in a rehabilitation program such as exists in Washington Park, is the problem of tenant irresponsibility. It should not be surprising to find families who have lived in sub-standard quarters for generations not maintaining their apartment in the best condition. Landlords, in particular absentee landlords, have operated their properties specifically to accommodate this type of behavior for years and have come to accept this as normal in certain areas, especially in non-white areas. However, when faced with the expenditure of large amount of funds for rehab, these owners questioned the validity of the expenditure in light of the tenants' pattern of rent delinquency and low housekeeping standards. These are problems which will not solve themselves with better housing alone, but will require special attention of the program designed to give them help and assistance in learning new methods and techniques in maintaining an apartment, intelligent, rational budgeting of income to make prompt rent payments. To date, we have a pilot project operating in one block of a rehab sub-staging area and in our new 221-D3 projects. The funds were provided by Action for Boston Community Development , with two staff workers called Home Development and Guidance Specialists. It is the job of these

staff persons to acquaint themselves with the families in the area of their responsibility, to deal with the specific nature of the problems on an individual basis, to make referrals to other social agencies when appropriate, to bring together the tenants of this area in meeting so that these types of problems may be discussed amongst themselves so that the aspirations of some can be spread to include the group.

The results of this program have not been spectacular, but then again, it has only been operating for approximately five months to date. We fully anticipate the program being successful, if not with 100% of the families, at least with 85% to 90%. In those instances where all efforts fail, a very small number may have to be evicted. In this eventuality, we are prepared to offer a different kind of service to the families being evicted.

There is obviously great need for adult education on a variety of subjects throughout areas such as Washington Park, with consumer education at the top of the list. Whereas the LPA cannot be all things to all people, it can, however, take the initiative in mobilizing resources

and help to design the program that will have maximum impact on areas of need. We are hoping to establish such a program in Washington Park in the near future with the cooperation of Boston University.

JENKINS Mr. Smart spoke of the importance of our Student Work and Study Projects for the owners who have difficulty in rehabilitating their property. I would like to describe briefly how our work and study projects came about in relation to planning our rehab program and to point up the significance we think these projects have for our overall rehab program.

Early last year, we found that our volume of rehab properties that were started, underway or completed showed up as good by comparison with other places in the nation. But the rate was not nearly fast enough for the pace we had set for ourselves. The problem was, how to increase that rate.

We discovered that it was not so much a matter of boards and nails, or bricks and mortar, but also of people and community, we had to deal with. With our providing technical assistance to homeowners we had put quite a number of properties in the rehab load. But these were

not "catching," not contagious. Why? After an analysis we condluded: a) the properties were scattered and could not easily communicate that rehab was going on; b) a lot of these were invisible interior rehab jobs; and c) there was still an insufficient understanding of rehab on the part of homeowners.

What were some solutions? a) "Visual impact" through grouping or concentration of exterior treatments, espcially paint work; b) community organization; c) community education. Our rehab staff had been working rather intensely on property surveys and interior rehab work with owners in the three-block area Mr. Smart referred to. Meantime we suddenly had an opportunity to have a student work camp project in our renewal area. We put these two things together, hoping to make a start meeting the problems I have just spelled out.

In terms of these rehab problems, what meaning do the Work and Study Projects have for the community, from where we sit? a) visual impact is accomplished by grouping contiguous new paint jobs with new, and by combining new ones with recent jobs done by the owners themselves before the student project starts. The

impact is accomplished also by painting, where possible, buildings of strategic sizes and locations. The communication value of visual impact is that it attracts people through a language they can understand.

b) With this attraction, residents of the wider renewal area can be invited inside these pretty-looking houses through special "open house" visits arranged by the local community organization, something that should happen this summer in Washington Park. Once inside, the people can see and discuss the "gutsy" interior rehab, ask questions and get answers and advice, and perhaps come to understand it with a positive association, and hopefully to act on that understanding by investing in the improvement of their own property. Both these open house visitors from the project at large and the residents of the work and study project area can learn the following two lessons:

(1) how to use cooperative methods as a way to cut down on costs; quantity discount purchase of paint, equipment, tools and materials; how several owners can hire paint contractors at the same time and eliminate the extra cost of moving staging equipment back and forth to the area, how to help each other to

paint houses and exchange and loan tools and equipment, and how to pool equipment storage space.

(2) the value of community organization for property and community improvement, at the neighborhood level.

Out of this experience we are coming to some rather interesting conclusions:

(1) that, like it or not, with half-way decent conditions and maintenance inside, a visable exterior paint job probably does more for the market value of the property than the invisable interior work. This means that it also contributes to the property's economic life. Although this certainly is not sufficient for our rehab standards or the legal requirements of the renewal plan, and although it does not help the structural soundness or actual longevity of the property, it does point up the importance of the paint job.

(2) That under ordinary circumstances paint cost for a house is a sizeable item. That in some cases, this cost could end up substracting from their owner's investment in interior and structural rehab. And that, therefore, in certain areas this cost should be drastically reduced. The fact is that the cost of

painting a house ranges ordinarily from $500 to $1500 depending on building size and quality of paint.

(3) That the single-most cost in paint contract jobs is labor. We found that by supplying the labor through students working with owners, the average cost per house to the owner was less than $100.

(4) Finally, we have concluded that instead of using work and study projects for one or two years, or in only one or two places as so-called "pilot" projects, we can use more and bigger projects every year. And as Mr. Smart said, we can expand the scope of their rehab work beyond painting.

SUMMARY AND CONCLUSIONS

SMART In summarizing Mr. Jenkins' and my remarks, let me briefly state:

1. That in selecting areas for rehabilitation, the LPA should pick an area which can be protected from adverse influences of the surrounding community. The area should be sufficient in size to permit the development of new housing; public facilities and other eminities designed to create a viable economically and socially sound community.

2. That sub-areas of the Project should be delineated to permit administratively viable units in order that services can be planned and utilized efficiently with the following criteria in mind:

   (a) Lines should be drawn along existing service area boundaries if such exist. Where no organization does exist, we recommend that they be created to develop total involvement of the area in the rehabilitation program.

   (b) That where possible, sub-aras should include some new construction, i.e., new housing,

public facilities, commercial development, etc. o increase the confidence of property owners that the area will be improved beyond his personal expenditures.

3. That there are many problems which can affect the success or failure of a rehabilitation program over and beyond problems of mortgages insurance, fire insurance, and cost of rehabilitation. Additional problems will be found in low incomes, poor credit ratings, poor standards of housekeeping, etc. These social problems require attention and programming if rehabilitation is to succeed.

4. That Urban Renewal Projects, the size of Washington Park, will require four or more years to complete. It is important to stage improvements such as supporting facilities in a way as to provide maximum impact on community morale.

Urban Renewal Project

THE WASHINGTON PARK URBAN RENEWAL PROGRAM:

A CASE STUDY

Thaddeus J. Tercyak
Project Director
Washington Park Urban Renewal Area
Boston Redevelopment Authority

Minnesota Rehabilitation Training Institute

University of Minnesota

July 20, 1965

THE WASHINGTON PARK URBAN RENEWAL PROGRAM:

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I. INTRODUCTION

Compared to the length of time the Washington Park Urban Renewal Area has been in project execution and the rate of rehabilitation progress in other cities, it can be said that the rehabilitation program in the Washington Park Area is being carried out successfully: In 26 months since FHA certification of the Washington Park Area, rehabilitation is completed or in progress on 300 properties containing 1,000 dwelling units, and involving $2,000,000 in rehabilitation expenditures as covered by $3,000,000 in mortgages; 66 of the mortgages, totaling $1,500,000, are insured by FHA, including two 221 (d) (3) mortgages involving 84 units.

We feel that we have developed an effective and workable rehabilitation program in the Washington Park Area by rigidly testing a number of older rehabilitation techniques as well as some we have

devised ourselves. This does not imply that we have all the answers to a successful rehabilitation program: not at all, for we are still learning and groping in a number of critical areas; but the record does indicate that we have achieved a certain amount of success and developed ideas and techniques which can be helpful to other local public agencies undertaking a rehabilitation program.

Accordingly, this paper is divided into two sections: one section is a brief history of the Washington Park Urban Renewal Area, and the other section is a discussion of the activities and techniques which BRA and other groups cooperating with BRA in upgrading the Washington Park Area have undertaken in connection with our particular brand of rehabilitation.

II. HISTORY OF THE WASHINGTON PARK URBAN RENEWAL AREA

The Washington Park Urban Renewal Area is in the Roxbury section of Boston. The project area covers 502 acres and includes approximately 25,000 people. This area is predominantly a residential area with less than five percent of its area being used for industrial purposes. Most of the buildings are three decker, frame construction and built around the turn of this century; except for a few apartment buildings, there has been little residential construction here between World War I and 1963 when some new construction had been undertaken in conjunction with urban renewal.

The Washington Park Area underwent certain social changes which are becoming characteristic of urban renewal areas. When originally laid out, this particular neighborhood was a very desirable address, as higher income people built here. The elevated system made it possible to get into the center of Boston within ten minutes, and a housing boom occurred in the vicinity of the elevated as the population of Boston rapidly expanded in the late 1800's and early 1900's. The families of skilled workers, mostly of Irish extraction, started to move into the area; then middle-income families of Jewish background made this area their home; then in the 1940's, Negroes began to move into structures vacated by white families moving to the suburbs, with Negro professionals moving into the southern half of the area where the better housing is located and blue collar workers moving into the northern half. The racial distribution changed from

80% white and 20% Negro in 1950 to 20% white and 80% Negro in the early 1960's.

Some sections of the Washington Park Area started to deteriorate in the 1940's, as property owners neglected and/or exploited their properties. Many social problems related to poor housing and the migration from rural to urban areas also began to get serious and it became apparent that drastic surgery in the form of urban renewal was needed.

Survey and planning for the Washington Park Area commenced in 1960. A strong community organization network was developed under the leadership of Freedom House, Inc., a local non-profit civic and cultural center, during the succeeding two years, as BRA, under its new Development Administrator, Edward J. Logue, put the "Planning with People" formula to the test. Subsequently, at a number of public hearings on the Urban Renewal Plan held at a high school within the urban renewal area by BRA and the Boston City Council in December, 1962 and the first quarter of 1963, overflow crowds indicated their support for the Washington Park Urban Renewal Plan and urged BRA to implement the Plan with all deliberate speed.

Briefly, the Plan is a residential rehabilitation plan and provides for clearance of 30% of the structures in the project area. This cleared land is to provide sites for construction of badly needed

public facilities--such as three elementary schools, two libraries, a health center, a court house, a police station, a community center, numerous parks and playgrounds and 200 units of public housing for the elderly--, private facilities--such as 1300 units of low-to-middle-income housing, three new commercial areas, and an industrial expansion--, and private institutional facilities--such as a YMCA, Boys' Club, and three churches.

The financing plan for the Washington Park project provides for a federal grant of $23,000,000, public improvements and supporting facilities to be constructed by Boston, with state aid, at a cost of $14,000,000 and private investments in new construction and rehabilitation valued at $26,000,000.

The Washington Park project took advantage of the early land acquisition program to commence land acquisition, relocation and demolition activities on December 5, 1962, while survey and planning was still in progress. Consequently, by the time all plan approvals were secured and the Project Expenditures Budget approved on April 30, 1963, project execution activities were well underway and we were able to get a construction start on a housing development in October, 1963. FHA certification for eligibility for special mortgage assistance programs was granted on May 10, 1963.

Progress in the Washington Park Area two years after the start of project execution is outlined as follows:

...of 48 months allotted for project execution, 29 months have elapsed, or 60%;

...of 1047 parcels to be acquired in designated clearance areas, 1030 have been acquired, or 98%;

...of 1650 families to be displaced from clearance areas, 1575 had been relocated, or 95%;

...of 1200 buildings to be demolished in clearance areas, 1050 had been taken down, or 88%;

...of 1500 new housing units scheduled for construction on clearance sites, 460 had been constructed, or 31%, and an additional 850 units had been committed to developers, or 56% (accordingly, 1,310 new housing units have been constructed or committed, or 87%);

...and of 1800 residential properties in rehabilitation areas, 565 properties had been inspected and either rehabilitation was in progress or completed or the properties were found to be standard, for a total of 24%.

Obviously, it would appear that the Washington Park Project is moving ahead of schedule in clearance areas but is behind schedule in the rehabilitation areas. It is our opinion, however, that we are not as far behind schedule in rehabilitation areas as the record seems to indicate, for we have expected rehabilitation to lag until a significant amount of new construction has been effected. It is our belief that new construction in a rehabilitation project creates confidence in the minds of property owners respecting the future of their neighborhood, as well as confidence in the local public agency. This latter point is particularly important when the LPA's rehabilitation staff is to work with property owners in order to interest them in making substantial investments in rehabilitation.

III. REHABILITATION TECHNIQUES AND PRACTICES

The following checklist of activities, techniques, and agencies directly connected with our rehabilitation program will be discussed from the standpoints of the importance of each and citing the record, good or bad, in the Washington Park Area:

1. Rehabilitation servicing
2. Sub-areas and sub-area planning
3. Field operations in clearance areas
4. New construction
5. Spot clearance
6. Public improvements and supporting facilities
7. Disposition of buildings at a write-down for rehabilitation
8. Demonstration rehabilitation
9. Community organization
10. Local identification
11. Federal Housing Administration
12. Mortgage financing by local banks
13. Non-profit organization for rehabilitation purposes
14. Code enforcement
15. Poverty Program

Rehabilitation Servicing. A later session is to be devoted entirely to rehabilitation servicing, at which time Bob McGilvray, Chief Rehabilitation Officer in the Washington Park Area, will detail the Washington Park servicing operation.

I will only comment here that our servicing operation endeavors to make rehabilitation as easy as possible by helping the property owner decide what should be done, determine the kind of financing plan that he can afford, obtain the actual financing, and get the rehabilitation work underway. We work closely with and advise the owner every step of the way.

Sub-areas and sub-area planning. Our total rehabilitation staff averages 20 persons, including rehabilitation technicians, designers, draftsmen, and other rehab related staff. We feel that if we tried to cover the entire 500-acre project area, we would be spread too thin to have the necessary follow-through in any one area to produce significant results. Accordingly, we have divided the project area into 13 sub-areas, forming a community organization unit within each sub-area and working 3 or 4 sub-areas at a time. While we will service a property immediately upon request regardless of its location in the project area--these requests are referred to as "opportunity" cases--, most of our resources are concentrated in sub-areas where surveys are carried out on a systematic basis. The sub-areas are assigned priorities which are based on a combination of proximity to new construction areas, interest in rehabilitation and quality of leadership within the sub-areas.

This technique has worked well, for there is a positive correlation between location of buildings which have been or are being rehabilitated and sub-areas where BRA is concentrating rehabilitation services.

Sub-area planning is also scheduled for each of the thirteen sub-areas. The purposes of sub-area planning are to coordinate the construction and design of public improvements to be installed in rehabilitation areas and to determine the use and disposition of vacant lots acquired from the City or caused by spot clearance in

rehabilitation areas.

After our staff develops alternative plans for a given sub-area, meetings are held with residents of that sub-area in order to discuss the planning proposals, and to hammer out a final plan which both the sub-area residents and BRA staff deem desirable. Typical uses of vacant land as provided in a sub-area plan include new housing construction, tot-lots, garden plots, off-street parking and property line adjustments to land locked properties.

We feel that sub-area planning bolsters our rehabilitation program by converting vacant lots which may become blighting influences into active usable areas which strengthen the neighborhood.

Field Operations (land acquisition, relocation and site clearance). Field operations are the drastic surgery of renewal which removes cancerous blighting influences through clearance and keeps them from spreading; obviously, the more widespread blight is, the easier for it to overwhelm contiguous areas. It is important, therefore, to eradicate blighted areas as fast as possible and give the borderline areas some air to breathe and time to start rehabilitation before it is too late.

A function of field operations which is just as important as removal of blight is the creation of hope in property owners in the future of their neighborhood which is indispensable in a rehabilitation project. In 1963, after almost three years of survey and planning activities in the Washington Park Area, the people were understandably tired of planning and wanted some tangible action. Consequently, when demolition started, there was a feeling that the area was finally "on the way"; more important, demolition represented an irrevocable commitment by BRA to carry through the project, as this action was visible proof that the Authority was making a significant investment in the project by expending funds and creating an organization to acquire property, relocate families and clear land. This fact helps rehabilitation, for the property owner does not feel alone in his efforts to upgrade the area, but has a partner, and a powerful one, who is acting and spending money to do his share of the job.

We have endeavored to keep our field operations moving at a brisk

pace at all times. Because clearance areas are extremely unsightly, they attract the most attention and the presence of blighted areas anywhere in the project area represent real threats to the entire neighborhood in the minds of apprehensive property owners, even though the Authority may be relocating families and demolishing buildings at a record rate in other parts of the project area. Accordingly, any slackening in the pace of field operations is often exaggerated as a sign that things are not going well and the Authority is thinking about "pulling-out".

Consequently, by moving field operations rapidly, these rumors are kept to a minimum and, just as important, the relationship between blighted and salvable areas is changing in favor of the latter. For example, in January, 1963, 30% of the housing stock in the Washington Park Area was not salvable and 70% was good enough to save; after 2½ years of field operations, only 15% is not salvable and 85% is "good", i.e. standard, rehabilitated, or newly constructed; by the end of this year, less than 5% will be not worth saving and over 95% will be "good". The "bad" buildings will be thinly scattered in rehab areas throughout the Project and will be taken down by either the Authority or Boston's Building Department during 1966.

We consider relocation as our most important field operation for two major reasons: (1) as urban renewal professionals, one of the reasons for our existence is the relocation of people from sub-standard

to standard housing, and (2) relocation is a potentially explosive issue which if not handled correctly can shake the entire community's confidence in the Renewal Authority. Indeed, property owners in our rehabilitation areas look to the quality of our services to displaced families as an indication of the kind of services they can expect from BRA. Even though our relocation problem in Washington Park is compounded by the fact that most of our displacees are low-income, minority families, the operation is coming off without incident and so smoothly that the Washington Park community leaders have actually complimented us on it; this is a real tribute to the administrative ability of Walter Smart who directed that operation, among other duties. This, too, greatly helps to promote a rehabilitation program.

New Construction. While field operations in Washington Park promote property owners' hope in their neighborhood's future by removing blight, new construction generates property owners' confidence in the future, as pockets of blight are transformed into centers of strength. New construction represents stability in the sense that new buildings are rarely susceptible to sudden depreciations in value during at least the first couple of decades of their useful lives.

New construction also creates confidence in the local public agency by supplying visible evidence that the LPA has the know-how and drive to get complicated, difficult and lasting jobs done. It was no accident, therefore, that BRA pushed very hard to start new construction in Washington Park as soon as possible after project execution. Indeed, the Authority undertook an early land acquisition program in December, 1962 which resulted in land acquisition, relocation and demolition on a 3.5 acre site slated for middle-income housing four months sooner than normally would have been possible. Consequently, construction commenced in October, 1963, just five months after the start of project execution. This 82-unit housing development was completed and occupied in early 1964, an accomplishment which impressed the Washington Park community and helped BRA to gain the community's confidence as an agency that was a "do-er", as well as a "planner". This confidence in the BRA usually carries over into the rehabilitation program; indeed, without this confidence, it is doubtful that property owners will place their trust in BRA to deal

with matters which affect the property owners' economic position for future decades.

Spot Clearance. During the Washington Park project execution stage, a small percentage of buildings which originally were designated for rehabilitation under the Urban Renewal Plan became dilapidated because of neglect by the property owner, vandalism, or fires. Most of these buildings became vacant, abandoned and fire and health hazards. The continued existence of such buildings can materially affect efforts to successfully execute a rehabilitation program, particularly because efforts of abutting owners to secure fire insurance and rehabilitation financing are seriously jeopardized. The members of the Boston Banks Urban Renewal Group which had been making loans for rehabilitation in the Washington Park Area were also justifiably concerned that their investments were adversely affected by the existence of such hazardous conditions.

The approved Washington Park Urban Renewal Plan provides for the acquisition and clearance of such properties by the BRA. To date, we have acquired 47 dilapidated properties in rehabilitation sections of the Washington Park Areas, and spot clearance is taking place right now. Of the 2,000 residential buildings in Washington Park rehab sections, we estimated that around one hundred additional buildings in rehab areas will have to be demolished. These buildings will be cleared by either the Authority or the Building Department.

The BRA's attitude toward property acquistiions in rehabilitation areas is to increasingly share the responsibility of removing hazardous buildings and conditions with the City's Building Department.

That is, if it is determined that a property has become hazardous due to the owners' neglect and exploitation, the Authority will not acquire that property, but will leave it to the code enforcement agencies which can either secure a court order to improve the property or demolish the building, both actions at the owners' expense. In cases where it has been determined that a property has become hazardous due to conditions beyond an owners' control, such as fire and/or vandalism, and the owner had not exploited the property, the Authority has acquired the property at fair market value and demolished the building at the Authority's expense.

In any event, by actively seeking to gain the cooperation of various code enforcement agencies, we are striving to remove all hazardous buildings regardless of where they are located through spot clearance.

Public Improvements and Supporting Facilities. To property owners in rehabilitation areas, public improvements represent tangible evidence of the City's good faith in keeping its promise to help them upgrade their neighborhood. Owners required to rehabilitate their properties under the Urban Renewal Plan expect the City to also meet its obligations required by the Plan, such as construction of schools, libraries and health centers, streets, sidewalks, parks, playgrounds, and improvement of street lighting in new construction and rehabilitation areas.

Coordination of the public construction program with community organization efforts can stimulate investments in rehabilitation by widely publicizing to grass roots property owners and residents that heavy public investments are being constructed to protect private investments in rehabilitation made by property owners.

The public construction program in the Washington Park Area has been disappointing. After over two years in project execution, no supporting facilities have been constructed, or even are under construction now, and only a couple of hundred thousand dollars worth of public improvements have been completed in new construction areas, as compared to $7,000,000 of new private construction; worse still, no public improvements have been constructed in rehabilitation areas, as compared to $2,500,000 invested in rehab by property owners. This record by the City has dampened some of the enthusiasm toward rehabilitation that BRA is endeavoring to promote among property

owners, and has lessened the effectiveness of the overall BRA effort, as we are missing that tremendous boost in a neighborhood's morale and confidence that results from having a street resurfaced, sidewalks repaved, and street lighting improved. To the individual property owner, these kinds of improvements right in front of his property is just as important as new construction a few blocks away.

We are hopeful that the City's public improvement program is finally starting to pick up. About $1,000,000 of public improvements are scheduled for this year, and we are pushing the Public Works Department hard to commence constructing improvements in certain rehabilitation areas while keeping pace with public construction needs in new construction areas. Construction of two playgrounds in rehabilitation areas by the Parks Department is also scheduled for this year. If public construction can be undertaken on a massive scale the remainder of this year and in 1966, we are confident that this will be a major factor in getting property owners to invest in rehabilitation on a broad scale.

Disposition of Buildings for Rehabilitation. During project execution, it is likely that a local public agency will come into possession of salvable buildings from the City or private parties unable to rehabilitate and/or sell their properties on the open market. In many cases, the only way to make rehabilitation feasible is to resell the buildings at a write-down.

The BRA has adopted a policy for disposing of salvable buildings in rehabilitation areas to developers for purposes of rehabilitation. The objectives of this policy are (1) to encourage a higher owner-occupancy ratio; (2) to provide additional relocation resources; (3) to provide housing at rentals and prices comparable to, or lower than, those made possible in newly constructed buildings under the 221 (d) (3) program; (4) to improve neighborhoods; (5) to assure property owners in the Washington Park Area who have rehabilitated their properties that their investments are protected; and (6) to demonstrate rehabilitation techniques. The policy also specifies that developers are to be selected in accordance with the following priorities which are designed to promote the objectives of the policy: (1) occupant of building to be rehabilitated where he is not the former owner of the property; (2) displaced family who desires to become an owner-occupant; (3) tenant family who desires to become an owner-occupant; (4) others who are interested in rehabilitating the property. Finally, the selling prices of properties to be sold for rehabilitation are to be based on re-use appraisals secured by the Authority.

The BRA has disposed of four buildings in the Washington Park Area to private parties for purposes of rehabilitation. All four properties had been tax-foreclosed and acquired by the Authority from the City of Boston. Two properties had been sold to displaced families, one to a private developer and the fourth to a non-profit organization for demonstration purposes, as will be described later. All were sold at a price determined by re-use appraisals.

Our staff is presently in the process of acquiring seven privately owned properties, containing 21 dwelling units, in order to combine them with two tax-foreclosed properties, containing 4 units, which BRA acquired from the City for the purpose of disposing all 9 properties, which are very close to each other on the same street, as a rehabilitation package to a private developer. Most of these buildings are borderline rehabilitation possibilities if worked separately; however, by combining all 9 buildings, containing 25 dwelling units, into a rehabilitation "package" in order to attain construction economies, rehabilitation becomes feasible.

The idea of such a "package" is appealing to rehabilitation developers, and there are at least two financially-capable firms impatiently waiting for the Authority to secure re-use appraisals and to start the selection process. We are looking forward to disposing of this rehabilitation package because the rehabilitation of 9 buildings at once is certain to greatly raise morale and confidence in the future of the entire surrounding neighborhood.

One of our problems in this aspect of the program is obtaining re-use appraisals quickly, as appraisers are not yet familiar with this kind of appraising technique, and either shy away from it, or demand a long time to write-up their report. If we can shorten this time block, we feel we can really use this rehabilitation tool very effectively by starting the "ball rolling" ourselves in a specific area through the acquisition and disposition at a write-down of the really tough buildings where the owner cannot rehabilitate, and the other owners are waiting for someone to start before they chance rehabilitation themselves.

Demonstration Rehabilitation. One of the salvable buildings acquired by BRA and subsequently disposed of for rehabilitation included a disposition to Freedom House, Inc. for demonstration purposes. The objective of the demonstration is to stimulate interest in higher quality rehabilitation by showing different types of rehabilitation and illustrating that the spaciousness and in-city location of older homes can be capitalized upon by building-in modern comforts and conveniences.

The effort, called Pilot House, involved the rehabilitation of an abandoned, partially vandalized, tax-foreclosed building which was nevertheless still structurally sound. Pilot House has just been completed and includes (1) a composite of home improvements, such as two different styles of bathrooms, (one using tile and the other, myalite), a variety of wall construction types, (plaster, dry wall, and different kinds of panels), two different heating systems, (one is baseboard, the other, forced air); different kinds of windows, and two different types of kitchens; and (2) an exhibition of the skills and materials of home improvements contractors and suppliers who contributed their products at cost or less.

In a sense, Pilot House is a miniatrue "home-show" that is geared toward rehabilitation.

Community Organization. Community organization is the link that brings the residents of the project area and the BRA rehabilitation technicians together. Fortunately, we had built up a fairly elaborate community organization network in the Washington Park Area during the survey and planning period, which will be described by Muriel Snowden of Freedom House, Inc. in a later session; I will only mention that Freedom House, Inc. has been the catalyst that has made our community organization effort work.

We consider community organization an indispensable ingredient in a massive rehabilitation program. Rehabilitation without community organization is sporadic and inefficient because property owners and other residents are not informed of the latest plans for their area or of their role in implementing the plans. People at the grass roots level need leadership and advice and to help and encourage each other; community organization helps to achieve these goals.

We make a special effort to contact all property owners in the area we are concentrating on in order to explain the program and indicate the services which BRA is making available to all owners. We start by calling a meeting and inviting all property owners in the sub-area to attend; this is followed by sending a small, colorful brochure to all owners; and a week later, a follow-up letter is sent requesting an appointment for making a survey. Sub-area meetings are called periodically thereafter to discuss construction of public

improvements in the sub-areas, or when property owners need additional encouragement to rehabilitate, or to correct misinformation, or to explain detailed aspects of the rehabilitation program. The one factor which always brings a good crowd to a sub-area meeting is a report on construction of public improvements scheduled for that area; this is called a "good news" meeting and always raises morale and encourages property owners to invest in fixing-up their properties.

Our community organization effort undertakes clean-up programs regularly to call residents' attention to ways which can improve the physical appearance of the neighborhood. Clean-up programs also cause property owners to look at the appearance of their own properties and to think of improving them, such as through rehabilitation. Last summer, we successfully involved a twenty-block area in a program to improve its appearance; more important, we carried out an experiment with the Public Works Department which resulted in adopting a regular clean-up procedure which is more effective than formerly. The result we are striving for is a strong feeling of pride and concern for the appearance of the area.

Later, Muriel Snowden will talk about our Washington Park Community Education Program in which over 1200 elementary and junior high school pupils in the Washington Park Area toured our site office to learn about renewal, and our Washington Park Work-Study projects which help needy property owners to fix-up their properties and

represent a coordination of physical and social renewal efforts at the grass roots level.

These activities attract attention to the positive aspects of renewal and are part of our efforts to convince residents and property owners that if they work together and with renewal technicians, a solid and dramatic upgrading will occur which will both enrich their lives and result in a solid increase in the value of their properties.

Local Identification. During the survey and planning stage, a concern voiced occasionally by people in the community was that after the BRA had acquired and cleared the land, it would sell "their community" to the "New York financiers". Local identification is critical in a rehabilitation project, as the residents must feel they, and not the "carpetbaggers," are up-grading the community. Consequently, the sponsors of all new developments to date have been either from the project area, or the City of Boston: five of our seven housing developments are sponsored by corporations formed out of two churches located within the project area itself; the other two developments are sponsored by a local union and a local charitable organization; a shopping center site has been sold to a merchant who has many customers and is well known in the project area; another shopping center site is being sold to a displaced businessman; an industrial site is being sold to two firms in the project area for purposes of plant expansion, and the YMCA and Boys' Club are locally sponsored.

This local identification helps our rehabilitation program, as the residents feel that the Authority was sincere in its promise made during the survey and planning period that it would work as a partner with local residents in upgrading the area, and not as a land manipulator; this feeling by the community makes it easier for us to work with residents and owners in encouraging them to meet their obligations of our partnership.

Federal Housing Administration (FHA). Until lending institutions are willing to make conventional loans on a widespread basis in the Washington Park Area, FHA mortgage insurance remains the key to obtaining rehabilitation financing. Bob McGilvray, at a later session, will cover the mechanics of FHA participation in our rehabilitation servicing procedures, and I will mention only our experience with FHA.

FHA's contribution to rehabilitation progress in the Washington Park Area has been outstanding as far as home mortgages, or the 1 to 11-unit program, are concerned. To date, 60 FHA 220 mortgages have come through our office. FHA's field personnel understand our plan and their appraisals are keyed to successful plan implementation. We are well satisfied with FHA's work in insuring mortgages covering rehabilitation of buildings with 1 to 11 units, and any complaints we have are of a minor nature.

We are having problems, however, moving our program involving rehabilitation of large apartment buildings, or the multi-unit program. Presently, no rehabilitation has been completed in Washington Park under FHA's 221 program; there are two buildings containing 92 units, however, presently being rehabilitated under the 221 (d) (3) program. Unfortunately, both buildings required a painfully long time to process: months and months after formal FHA application. In some cases, the cause of delay was entirely the fault of the applicant; in many cases, however, it appears that the FHA's architectural

review section was being unnecessarily stringent in trying to apply new construction standards to rehabilitation of "middle-aged" building. Whatever the reasons, the length of time required to get our first 221 (d) (3) rehabilitation projects going has had a dampening effect as our enthusiasm in encouraging developers to undertake this kind of rehabilitation which is badly needed in the Washington Park Area, for the great majority of our families are in the low-to middle-income category. We feel obligated to cite this record to developers who then become discouraged and reluctant to become involved despite our assurances that BRA will do all it can to shorten the time required for FHA processing.

If we can solve this time problem, we are confident that non-profit developers can be found to rehabilitate up to 1,000 dwelling units in the Washington Park Area alone under the 221 (d) (3) program for low-to moderate-income families.

Mortgage Financing by Local Banks. Twenty-one local banks have pooled $20,000,000 to be used for financing rehabilitation in Boston's residential renewal areas. This group, called Boston Banks Urban Renewal Group (BBURG), has earmarked $6,000,000 for the Washington Park Area, with more to be provided, if needed.

When the Washington Park Plan was about to be approved, BBURG was finally confronted with the reality that it had to make good its promise to participate. BBURG insisted that we start rehabilitation efforts in areas where the prospects for success were good in that the buildings did not require too much work and incomes were relatively high, for it wanted to be sure that we could develop workable rehab servicing techniques before moving into the tougher areas. During these first few experimental months, workable and effective procedures were developed and a suprisingly large number of property owners undertook rehabilitation. This initial success and subsequent FHA certification for special mortgage programs have led to BBURG's decision to leave selecting the areas of rehabilitation concentration entirely to BRA.

Overall, our experience with BBURG has been very good, as it has made loans to finance rehabilitation, provided FHA insures the loans. Conventional loans are still hard to come by; indeed, most member banks of BBURG will refer applicants from the Washington Park Area who come directly to the bank for a conventional loan to our site office in order to come through the BBURG system where FHA insurance

can be obtained. A seeming disadvantage to the loan applicant is that he is required to pay one point service charge if he comes through BBURG; this charge, however, is more than offset by the favorable terms which the loan applicant would probably not be able to secure otherwise (that is, 5¼ percent interest, plus one-half point FHA premium, with up to 30 years repayment period).

Non-profit Organization for Rehabilitation Purposes. There are a number of apartment buildings, containing from six to fifty units per building, scattered throughout the Washington Park Area which are run-down and unsightly, but just within code standards, whose owners live in other parts of the city or out-of-town and who have little or no interest in the condition and appearance of their properties or of the welfare and comfort of their tenants. Many of these owners desire to sell their properties for a variety of reasons, but cannot do so without taking a mortgage. Because these buildings are usually larger than the owner-occupied buildings around them, they attract attention and greatly detract from the appearance of a block when they are the only ones not fixed-up; on the other hand, when they are improved, they lift the appearance of a block even though many of the smaller buildings need improvement, and their visual impact encourages other owners to rehabilitate.

In an effort to find buyers for these apartment buildings and to maintain, or possibly increase, the supply of housing for families earning low-to-moderate incomes, our staff helped to organize a non-profit organization called "Rehab, Inc.". The purpose of Rehab, Inc. is to rehabilitate buildings for low-to-moderate income families and to develop employment opportunities for unemployed persons (possibly in conjunction with the Poverty Program). The Board of Directors of Rehab, Inc. is comprised of reputable businessmen, professionals and clergy, most of whom are from the Washington Park Area so that

the Corporation has local identification.

Rehab, Inc. intends to utilize financing insured under the 221 (d) (3) program. Its major problem right now is raising working capital to purchase options on buildings it wants to purchase, and to cover other administrative and operating expenses. The BRA staff is working closely with Rehab, Inc. by helping to develop architectural and rehabilitation plans, financing plans to attain the lowest possible rentals, and to seek out possible sources of funds to get the "show on the road."

Once Rehab, Inc. and similar-type organizations are established, they can purchase and rehabilitate properties of owners who cannot or will not rehabilitate, but who are willing to sell for cash at fair market value. Presently these owners are looking to BRA to purchase their properties; but because of the tremendous amount of paper work and time required for BRA to acquire and dispose of properties for rehabilitation, this process is just too expensive and too long relative to a four-or five-year project execution period to be used extensively; besides, if no write-down is necessary to make rehabilitation feasible, there is no reason for BRA to get involved. On the other hand, Rehab, Inc., once it is tooled-up, can rehabilitate much faster, the impact will be much greater, and the entire process much simpler. Just as important, Rehab, Inc. will be in the project area after BRA closes out the project.

Code Enforcement. The BRA is not empowered to enforce codes, and our function is to report code violations to the appropriate code enforcement agencies. Recently, the City of Boston created the Department of Housing Inspections in order to enforce health codes more vigorously and to correct health code violations quickly.

Our staff has established a procedure with the Department of Housing Inspections which provides for reporting violations as we uncover them during our surveys and involving owners who have indicated they have no intention of correcting the violations. We are hopeful this procedure will be effective, as many of our rehabilitation staff members have the background and training to report violations in such a way that a minimum of follow-through will be required by the Department's inspectors.

In any event, we have just instituted this procedure and it is still too early to make generalizations about its effectiveness in code enforcement.

Poverty Program. As urban renewal is the physical planning side of upgrading a neighborhood, the Poverty Program is the social planning side of a neighborhood's revival. We plan to utilize certain aspects of the Poverty Program to help us reach our rehabilitation program objectives in the Washington Park Area.

One of the most important among Poverty Programs as far as rehabilitation is concerned is the Home Management Services Program. This program aims to teach lower income families how to live in an urban environment through advice on matters such as home economics, budgeting, personal hygiene, sanitation and care of clothing and personal property. This program is of particular interest to many absentee-owners who resist investing in property improvements because of fear of vandalism by tenants.

Another aspect of the Poverty Program of interest to us is the provision of adequate child day-care centers. Many families desire to improve their level of living, including home rehabilitation or the paying of higher rents for better housing, but cannot do so unless the mother of the family goes to work. Many mothers pass up jobs because of inadequate child day-care centers. The establishment of child day-care centers in which mothers can confidently leave their children will enable mothers to take on a paying job to supplement the family income.

Aside from these specific programs, the Poverty Program can promote rehabilitation by engendering a feeling of confidence in the

neighborhood's future with respect to both physical and social improvement. Since the Poverty Program is not yet underway in the Washington Park Area, however, no generalization about its effectiveness in promoting rehab can be made at this time.

IV. CONCLUSION

After two years of vigorously carrying-out rehabilitation activities in the Washington Park Area, we have discovered two things: (1) a large scale rehabilitation program is a very complicated endeavor, requiring the use of complicated tools some of which are already available and others which must be invented to accomplish special purposes, and (2) rehabilitation can be carried out on a large scale provided the local public agency has adequate resources available, particularly qualified rehab staff, and the cooperation of outside groups indispensable to the rehabilitation process, particularly the FHA and local banks.

As you can see from the checklist, there are fifteen items on the list that require coordination and expediting. Most of the activities are under the control of the local public agency and, once properly staffed, the LPA can make progress in those areas; outside agencies, however, such as the FHA, local banks and even the Public Works Department, are not under the direct control of the local public agency and unless they sincerely and vigorously participate in the program, the overall effort will move only sluggishly at best regardless of the amount of resources available to the LPA.

In the Washington Park Area, we have discovered that the best way to get outside agencies to participate in the program is to be very specific about what we need from them and when we need it; and then to diligently, but respectfully, follow-through on agreed-upon

programs and schedules. This practice together with the effort which is required to achieve and maintain internal coordination and schedules adds up to hard work carried out over long periods of time. This conclusion, of course, is one all of us, in Boston or anywhere else, had arrived at when we first thought through all the ramifications of a program endeavoring to reverse a long-term trend in a relatively short period of time.

Urban Renewal Project

TECHNIQUES OF PROPERTY OWNER SERVICING

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WASHINGTON PARK URBAN RENEWAL AREA
BOSTON REDEVELOPMENT AUTHORITY

MINNESOTA REHABILITATION TRAINING INSTITUTE
UNIVERSITY OF MINNESOTA
JULY 28, 1965

You have had considerable exposure to our Washington Park Project earlier in the course of this Rehabilitation Institute. Nevertheless, before I get into the techniques of property owner servicing applied in Boston, I would like to briefly review the history of the rehab program in the project area.

You will recall that our project is 502 acres large with approximately 1800 properties containing 6500 dwelling units earmarked for rehabilitation services. We started early in 1963 by opening a small rehabilitation site office. As a matter of fact, the rehabilitation people took off their white shirts and ties and remodeled a vacant tax-title house into an office in order to demonstrate to the residents that our rehab team was a practical common sense outfit, and not a crew of "Catalogue Engineers."

We proceeded to divide the project into 13 sub areas or staging areas. Once an area was selected for comprehensive treatment that included among other things, community meetings, area priorities, and sub-area planning, we began our series of contacts, surveys and services.

Code enforcement specialists, licensed builders or practical tradesmen make up our survey teams. Ed Logue has referred to our Specialists as "mechanics with the gift of gab." Add to this a community contact man, a finance specialist, a couple of good architectural designers and you have a well rounded staff to service property owners.

Almost from the very beginning our program has followed eight basic steps to successful property rehabilitation and these steps with minor variations, are used whether a property is owner-occupied, absentee owned, single unit dwelling or large apartment house. They are as follows: Initial Contact, Property Survey, Work Write Up, Cost Estimate, Pre-Application Conference, Bank or FHA Application, Bank or FHA Approval, Work or Job Start. The techniques used during each of these eight steps are outlined in the following paragraphs.

Initial Contact -- First contact with the property owner. Our contacts are secured by one of five ways:

1) Community Contact Specialist -- When our staff person contacts the owner during a concentrated effort in one of the staging areas, the program is explained

and an appointment is made. In Washington Park, our community contact specialist is a man who has resided and worked in the area for over thirty years. His visit is preceeded by mailing our rehab brochure entitled "Let's Start With A House." If a contact is difficult to make, a letter goes out to the owner briefly explaining the program and indicating that our community contact man will call on them soon.

2) Referral by the BRA's Community Organization Consultant -- During the course of community organization meetings held by Freedom House Inc. property owners may indicate a desire to start rehabilitation; when this happens, Freedom House will arrange for a survey to be carried out by our staff. Usually the owner is aware of the program before the team arrives.

3) Opportunity when a property owner, interested and anxious to start rehabilitation, comes forward and requests a survey or service. Many people in the past have been unable to secure mortgage loans or home improvement loans in Washington Park. Most of these people have waited until project certification and then come forward looking for loans and mortgage money.

4) Reference Contact -- An owner refers us to one of

his relatives or friends who would also like to start rehabilitation. Many contractors, when called in to estimate work on a property in the Area, will often suggest that the owner consult the project rehab staff. The survey team or community contact person will then explain the program and set up a survey appointment.

5) Letter Contact -- Is usually sent to an absentee or an out-of-state owner informing them of our program and requesting a survey appointment. Sometimes, in connection with the Mortgage Approval of an adjacent or contiguous property, a bank will, as a pre-requisite to granting mortgage loan, ask that the surveys be completed on the adjacent property and some form of positive renewal or rehabilitation action be initiated.

Property Survey -- The second of our basic steps is public relations at the personal contact level known as a Property Survey.

There are many ways that a survey can be conducted. You will notice that we call it a survey and not an inspection. The word inspection has a tendency to place

the property owner off-base and ill at ease, whereas survey is a general term and does not make it seem so official.

In Boston, we like to equate the Property Survey with our semi-annual car safety inspection for a "Sticker" where the brakes, lights, horn, steering and windshield wiper are tested. This makes it easy for the average property owner to understand why we are in their home. We are checking the house for safety, egress, means to prevent the spread of fire, structural defects, and making sure that all devices and safeguards required by the codes, are maintained and in good working order. In other words, we are doing him a favor. To me it is one of the tools of the sales approach that we are going to do something for them and not the other way around.

The positive approach is used. We always mention how quickly the survey will be completed. "We'd like to go right downstairs and check out the basement and then come back to this floor, etc." Architectural and landscape design services are mentioned as well as the fact that all of our services are FREE.

We explain about the Work Write Up, when it will be delivered and approximately how long it will take to complete the whole process. Some people will balk at this point saying "Well, we're not interested in doing any work on the place right now." Those people will require the most effective selling job. I say "selling job" because in Boston most of our rehabilitation dollars have been "sold" and not strong-armed with enforcement. Things of value or of obvious interest in the home are mentioned by the survey team, for instance "What a beautiful piano," or "Did you do the decorating yourself or did you bring in a professional decorator?" Personal reference to the family is made regarding the good-looking or well-mannered children.

We make sure that all available information is put down on the inspection form and remodeling estimate guide without seeming "nosey" or too official. We always make it a point to let them see the forms we are using. If the owner wants to sit down and discuss the program at some length, we strike while the iron is hot.

Although we always leave on a friendly basis, we do not soft-pedal conditions that are dangerous to life

and limb. These conditions are pointed out and explained to the homeowner. Quick solutions are discussed as well as possible legal action by our City Building Department or Department of Housing Inspection.

Getting mortgage or income information from property owners must be done with the skill of a surgeon. You just don't come right out and ask how much they make, or how much they pay the bank every month, or what the taxes and water bill are. A real nosey approach will be met with resistance. We start by wondering "When did you buy the house?" and "How much did it cost then?" It goes without saying that the house is certainly worth a lot more money now, and if a few improvements were plugged in, the value would really be "up there." All of this information must be drawn out slowly and with tact.

How much rent the tenant upstairs pays is important only if there's a definite "need to know," and it can probably be gotten a lot easier by the finance specialist at the Bank Application stage.

Mortgage information will not be secured unless there's a definite prospect of rehabilitation work on the property. If the property meets the standards set

forth in the plan, and looks good on the outside, and there is not too much interest on the homeowners part, then there's really no need to dig and pry into the financing of the property or the people.

Probably the most important part of the property survey and one which can be most effective throughout the course of the rehabilitation program is the thoroughness with which we conduct the property survey. You must convince the owner that you are so good at your job that you know more about his property than he does. A return trip through the property to record or verify an item or condition does not give the owner confidence in the professional calibre of the team. Let me tell you of one small "gimmick" that is sometimes used in our project. Our teams always record the number of windows (regardless of condition) in the property and later during one of the discussions or conferences, that fact will come out. "I wonder how much heat you lose through the twenty seven windows you have in your house?" or "Thirty-five windows to be puttied and painted at five to seven dollars each will cost in the neighorhood of two hundred dollars." Most people don't know how many windows they have in their house. Some people

don't care; but its significant that we were good enough at our jobs to get that kind of data the first and only trip through the property.

The Work Write Up -- A form of technical writing done by the rehab specialist for each property after the survey is completed is called a Work Write Up. It contains an itemized list of the work required to bring the property up to the standards set forth in the plan. Also included are items suggested by the specialist or pet projects the owner has mentioned.

Work that must be done to conform to the Urban Renewal Plan standard is preceded by an asterisk (*) or star in the left hand margin. Only those items that can legally be enforced are "starred."

A well written Work Write Up may be the deciding factor that changes a job from a bare minimum to a first-class rehabilitation project.

The Work Write Up is delivered to the owner in one of two ways. Either it is hand-carried by the specialist to the owner and explained in detail indicating

approximate costs and methods of getting the work done, or if it is difficult to arrange an at-home appointment, it is mailed out with a cover letter explaining the total Work Write Up and how we have singled out those items that must be done.

It is desirable to have the specialist who performed the survey deliver the Work Write Up because he is the staff person most familiar with the property, and any personal touch or rapport that has been established with the owner can be continued.

At this time plans and drawings, if any, are gone over and prices are discussed, as well as deletions or additions to the Work Write Up. Make and model numbers of appliances are also selected. The property owner is made aware of the bidding process and the various steps in the mortgage application process.

Design services enter the picture only when structural changes are to be made, except for kitchens and bathrooms where relocation of fixtures, appliances and cabinets require graphic representation without necessarily changing the structure.

These services are used for three main purposes:

1) to encourage new developers to acquire property in

difficult cases when the present owner is not in the position to rehabilitate; 2) as a regular service to the owner who is willing to undertake comprehensive rehabilitation; and 3) as a "selling" aid.

In the first case, we prepare a total package exhibit to give a true picture of the work involved as well as ideas of how to improve the property through remodeling. These projects are relatively few and do not amount to five per cent of the cases. Secondly, design is usually requested by the owner who has planned to change his property beyond the limits of our standards. In other cases it becomes necessary when the circulation within the building does not meet the FHA minimum standards and they have to be complied with in order to obtain a rehabilitation loan. There are other instances where in order to make full use of the space available, a change of occupancy is financially recommended; then architectural plans must be made describing the work involved. Direct design services to property owners has accounted for only 25% of the total rehabilitation work load in our project.

The average homeowner requiring a floor plan for his rehab project must have it explained in detail

whereas an elevation drawing or pictorial rendering is self-explanatory. The Boston Redevelopment Authority employs excellent rehab designers from M.I.T., Rhode Island School of Design, or Parsons in New York. I sometimes think that these designers try to "out sell" the rehab teams. Frequently, the specialist, with a kind of overview of the property, the people and the financial picture, will have to monitor a designer with an expensive "fist" and make sure that the "gutsy" improvements receive top priority.

Cost Estimate -- In Washington Park, we have a Citizen's Urban Renewal Action Committee (CURAC) with a special sub-committee for rehabilitation. This sub-committee receives applications from contractors interested in doing rehab work in the area. It checks them out and puts them on a list that is made available to property owners. The rehabilitation specialist requests that the property owner pick at least three contractors from that list to bid on the work, and he also suggests the "yellow pages." We also mention that if their

"Uncle Louie" is a contractor, (and it's amazing how many people have a friend in the business), it would be a great idea if he bid on the job too. We show and explain to the homeowner our set of three bid documents, the "invitation" form in which the owner invites a contractors bid; the "instruction" form which insures that all contractors will bid on the same amount of work and the "bid" form itself. The owner personally invites the bids by signing these forms. If this is to be an FHA insured mortgage, then five (5) copies of the FHA 2005 specification form are signed. Copies of all forms used are left with the homeowner to study, as is a copy of the Basic General Conditions and Specifications which pin down materials and methods not covered in the Work Write Up.

A bid opening date is set approximately three weeks away and the owner is asked to specify certain times when the contractors can have access to the property to prepare their bids. The bids are received by the BRA and with the owners permission, are opened in our shop and recorded in the personal history sheet. The owner is advised of the results and usually the low-est bidder is picked.

It is not always easy to get general contractors to bid on rehabilitation work because of the length of time that elapses between the bid opening and job start. The cost of a new aluminum and glass entrance set-up has escalated over $100 in the last six months, reflecting the general price rise in aluminum products.

Let me emphasize that one of the most difficult and again important steps in the rehabilitation process is to secure bids from responsible contractors. At the start of our rehabilitation program, the contractors were paid in a lump sum when the work was completed. The procedure involved interim financing by the contractor and the resultant interest charges were passed on to the owner. We soon put a stop to that. In August of 1963, we got the banks to release "uninsured" money to the contractors after the FHA had agreed to perform 3 inspections for partial payments. The bank accepted the FHA architectural progress report as tantamount to an approval and released partial payments. If this could be done on a national basis, I'm sure many more contractors would get involved and the increased competition would drive rehabilitation costs down.

The Pre-Application Conference -- is a term usually applied to FHA multi-family financing, but for our purposes it most aptly describes the next step in the process. After the bids are reviewed, a preliminary discussion of work, costs, existing mortgages, rents, expenses and general feasibility is held to determine that we have a workable program. Sometimes this discussion takes place at the Work Write Up stage.

A bank application date is usually set and the property owner is told what information will be required of him. (Legal description of the property, assessed value, full names of owners, data on present mortgage and personal information concerning the mortgagor).

As an example of the kinds of decisions made and solutions found at a pre-application conference, let me cite you two cases: One involved a very large wood frame 2½ story property containing three (3) apartments. Major repairs were needed on the exterior and interior of this "white elephant." Rehab costs to remove deferred maintenance violations, plus items required to meet an FHA standard for mortgage insurance amounted to over $7,500.00. The mortgage balance on a $15,600 - 20 year VA at 4½% was approximately $11,400.

Monthly payments including taxes were $170. The rents returned $190 to the owner occupant, who supposedly was living rent-free, and on paper showed a profit of $20.00 per month.

The owner was a $90.00 a week truck driver with a wife and teenage child. The wife worked full time at $80 per week. Their credit rating was satisfactory and there were very few outstanding debts. During the pre-application conference it was decided that by sub-dividing the large 7-room first floor unit into two separate apartments, enough additional rent would be realized to support not only the rehab cost, but also the cost to sub-divide the unit, ($4,000).

The new mortgage picks up the existing balance of $11,400 plus the cost of rehabilitation of $11,400 and gives us a total of $22,800 over 30 years @ 5¼%. The owner now has a monthly income of $285 and payments (including taxes) of $215 which leaves a monthly income of $70 plus a rent-free apartment.

Ordinarily, the Authority discourages the sub-division of apartments because the need is so great for large rental units, but in this case it appeared the only way to get the necessary rehabilitation done.

Another case involved a "little old lady" receiving old age assistance from the Welfare Department. Although she owned her single family home, because she was on aid, a real estate lien was automatically placed on her property. In Boston it is permissible to receive Old Age Assistance (OAA) or Medical Assistance to the Aged (MAA) and still own property. The lien is paid off at the time the property is sold or transferred and usually amounts to the total dollar value of the aid rendered. The property was surveyed and found to require a certain amount of work. A Work Write Up was completed listing only those items necessary to bring the property into conformance with the rehab standard, and bids were requested. Things looked pretty bleak at the pre-application stage. As soon as the low bid ($535.00) was received, it was decided to knock on the door of the Welfare Department. They were contacted and the situation explained in detail, first to the case worker, then the supervisor and finally the Welfare Law Department. It was decided by the Welfare Department to allow the recipient to borrow the necessary money at the local commercial bank

and her monthly aid check would be increased by enough to cover the loan payments. The alternatives might have meant a (public housing or housing for the elderly) relocation case for the Welfare Department and a broken heart for my little old lady. Our solution allowed the recipient to stay in her home and the Welfare Department to maintain one of their clients in private housing

Bank or FHA Application

It is not enough to survey the houses, tell the owners what is wrong with the house, draw a sketch plan, estimate the cost of repairs and then let them fend for themselves; if you do that, you only bring the ball to the ten yard line, you do not score. In order to put the ball over the goal line you must get financing. Indeed, financing is the key to any enforcement, improvement, or property rehabilitation program. I think it's important when we talk about property owner servicing and the value of the shopping center approach to rehabilitation that we consider the alternative.

If a homeowner wants to get a rehab loan or mortgage, he must chase all over town looking for a bank that, after a detailed explanation, will consider the loan probably at a short term and a 6% interest charge. Sometimes two points might be charged. (2% of the mortgage value at the time of passing.)

In Washington Park, a property owner may come to our office to make a formal bank application. After a credit check, the Boston Banks Group, which title I will explain later, clears the application for formal processing. The rehab team is then notified to prepare 5 copies each of the work write up and the 2005 form. The accepted contractors bid is attached as is the 2014 cost sheet from FHA. Our staff fills out this cost sheet and it is checked by the FHA Architectural Examiner. The Site Office staff from the Boston Banks Group fills out the 2004 (FHA Application) series as well as the 2561. (Transient use form) In other words, everything is done right in the shop.

Sometimes when an owner appears to be financially marginal, or when the property requires an amount of work bordering on the economically infeasible, the BRA through its finance specialist, orders a credit check. This credit check only costs three or four dollars and it could save ten times that much in staff time that might otherwise be spent chasing rainbows.

Bank or FHA Application Approval -- A formal commitment is sent to the Boston Banks Group who then assigns one of the member banks as mortgagee. Assignment is done in relation to the amount of assets of the participating banks. A letter is mailed to the mortgagor informing them of the commitment and setting up a formal passing date. At the passing, the owner pays the Boston Banks Group a service charge of 1%. The overhead and salaries of the bank people in the project office are paid out of the 1% service charge fund.

When a conventional mortgage is approved, the lending institution notifies the property owner and sets up the passing date.

The Work or Job Start, To continue the pattern of service, the work is "bird-dogged" by the rehabilitation specialist who follows job progress and verifies that the necessary permits are issued. He periodically inspects the job and settles any minor problems between the owner and the contractor.

The Boston Redevelopment Authority makes available an Agreement or Contract form to owners and contractors, that is intended to protect all parties involved.

Work Completion -- At Job completion, the rehab specialist inspects the completed work and if the job was a 220 loan the FHA Architectural inspector gives his final approval.

Let me now compare Harlem Park to Washington Park. The Harlem Park experiment in Baltimore in 1961 and 1962 developed and tested new ideas and procedures that were needed to get residential rehabilitation moving. The Boston system of property owner servicing has incorporated many of those procedures and added some new ones, found necessary or desirable to achieve what we believe to be an effective service program designed to deliver that "ball" over the goal line.

Most significant of the new "wrinkles" in the Boston effort are 1) the FHA participation at the site office level in 1-11 unit mortgage applications, 2) the Boston Banks Urban Renewal Group, who also staff the site office and 3) the Work Write-Up certification by the BRA.

In June of 1963, the FHA assigned three people to work in our project office two days a week and, in effect, pre-approve mortgage insurance applications. The FHA staff included an architectural examiner, a mortgage analyst and an appraiser. They have been instrumental in the commitment of almost seventy loans in the 1-11 unit category. In addition to this, the Boston Banks Urban Renewal Group assigned staff people to process mortgage applications two days a week.

The Boston Banks Urban Renewal Group Was an existing bank group that had a firm belief in the total Boston Program and put on Urban Renewal "clothing" to service rehabilitation loans. Initially $6 million has been set aside for the Washington Park Project. At the present time, 24 savings, savings and loans, and cooperatives are members of the Urban Renewal Group and have agreed to write loans in the area under the FHA Section 220 mortgage insurance program. To date, their member banks have written loans amounting to $1.6 million.

The Work Write Up Certification came about after it was determined that the FHA architectural people were "second guessing" the project rehab people. For instance, a ceiling might be scheduled for "repair" in the work write up and bids would be received on that basis. The FHA architectural man, during the course of his inspection for mortgage insurance may apply a higher standard on a 60 year old building and might require that the entire ceiling be replaced. The cost would be changed from $15 to over $100 thereby requiring new bids. This meant a change in the work write up, an amended bid and probably another trip by the contractor. You can imagine the effect this had on the property owner. They began to wonder if we really knew what we were doing.

The FHA, in order to avoid a lot of this duplication and with confidence in a well-qualified LPA staff, agreed last December to grant permission on a six-month experimental basis, to allow one man on the project staff (myself) to certify that the work write up and the cost were in conformance to the agreed upon standards for the area. (FHA Minimum Standards for Rehabilitation 1-11 Units #950.) Since that time, I have

certified the Work Write Up and Costs on 18 properties containing 51 dwelling units for a dollar volume in rehabilitation costs of $126,200 and a total mortgage value of $262,325.

COST TO SERVICE PROPERTY OWNERS

I would like to make it quite clear to you that a property owner service program, like everything else, costs money. It must have a price tag.

In Boston we employ rehabilitation specialists who must have specialized backgrounds as licensed builders, code experts, estimators, technical writers and also have the ability to sell. For this we pay $6,500 to $8,500 a year. Secondly, the specialists are backed up by rehab assistants who have some trade or code background, and who are the people that carry the clipboard, the flashlight and the rule. They get, depending on qualifications, $5,000 to $6,500 per year. The designers I mentioned earlier, must have a good architectural background as well as a flair for interior design and decorating, and they are worth almost as much as your top specialists. Finally, the finance specialist or advisor must be a man who has broad experience in all phases of financing and can deal directly with both owner-

occupant and prospective buyers as well as work with absentee owners and limited dividend corporations on their financing problems. He will cost in excess of $9,000 a year.

The salaries I have just mentioned are not unreasonable, in fact, we're fortunate to get rehabilitation experts at those prices. As a frame of reference, let me tell you that a union carpenter in Boston is paid at the rate of $9,000 a year, exclusive of health and welfare or pension fund.

Consider that a good rehab service program will never be a 9-5 operation. I know of no system in this business where the nine-to-fivers can make rehab work. Many of our property owners make their decisions in the early evening hours or on Saturdays while the rehab specialist is there prompting that decision and in effect "closing" the sale. It is not uncommon to see rehab personnel time sheets list 50 hours a week for two or three weeks in succession.

LARGE APARTMENT HOUSES

I would be remiss in my talk to you today if I did not consider the large apartment house owner or, as he is more commonly referred to, the absentee landlord

and the influence he has on a property owner service program.

In Washington Park our surveys to date have uncovered 86 properties that for financing purposes must be considered multi-family or large apartment buildings, as each contains more than 11 dwelling units. There are over 1700 dwelling units contained in these 86 properties and they account for 25% of the total units in the project area subject to rehabilitation treatment. While these buildings are not substandard now, they will become substandard if not improved in the near future; furthermore, as these buildings tend to attract attention because of their size, their unsightly appearance greatly detracts from a street which has otherwise been upgraded; finally, the small homeowner tends to regard investments by the owner of a large building as an indication of an informed investor's evaluation of the area's real estate future. All of these things protect FHA's investment.

For the last two years our rehab staff has serviced these owners on a more or less sporadic basis, lacking the tool or key or magnet if you will, that would lure their dollars out of their pockets and channel them into property improvements.

The typical absentee landlord in our project area has owned the property for at least ten years. The debt service will usually include a second or third mortgage at rates of up to 18% and terms as short as six years. In fact, some short term mortgages have artificial or misleading monthly payments relying on a "ballon" payment at the end to act as an equalizer.

Most of the multi-owners would like to recover some equity from the building and the inability to recoup cash through any of the rehabilitation financing plans has inevitably hampered rehab action on their part. We have not been able to make use of the 220 Project Mortgage, and the 220 One to Eleven Program will require a substantial additional cash investment.

It was felt that a normal practice of code enforcement would not bring about the desired effect. Most of the 1700 units have few code violations and it is a generally accepted fact that a minimum rehabilitation job through code enforcement cannot essentially change the character of the property or the area. What was needed was a special effort of service that, short of "spoon-feeding," would induce these landlords to commit themselves to upgrade and renovate their property.

Several things had to be done to help the owner make his choice:

1. Provide him with a motivating force to rehabilitate, and this is being done through code enforcement, neighborhood action and competition.
2. Provide the administrative staff to explain the content, procedures and advantages of several financing plans at reasonable rates as well as free services in terms of pre-process planning and designing, as part of a total "vehicle" of service to multi-owners.

It might be argued that "those" people have plenty of money and therefore can afford to do all the necessary things needed to secure a new mortgage or get rehab financing.

I maintain that someone has to "prep" or "work up" the package for presentation to the FHA.

I am convinced that the staff time required to service large apartment owners will be rewarded by the amount of dollar investment, and in the modernization of hundreds of rental units by the present owners.

We have a new special-service section in Washington Park and its only job is to service large apartment

house owners. The new section concerns itself with surveys, work write ups, cost estimates, specifications and plans. (The latter two items being kept to a minimum). Enforcement of the codes plays a major part in the program. We feel that we had to lay down some ground rules, supply the necessary administrative personnel and service the multi-owner with as much concern as we do the 1-11 unit properties.

If we, as a local public agency are to apply new tools and new methods for the rehabilitation of our large apartment houses then we must do some hard thinking about the FHA and their approach to multies. At the present time there exists no special task force at the FHA to process multi-rehab applications; in fact, they have "lumped" urban renewal rehab in with a multitude of suburban and near suburban projects and have not assessed any priority on rehabilitation in terms of staff or schedule.

It would be most helpful if the FHA would recognize the enormous potential that a partnership with the LPA would unleash in the multi-family area and create a special rehabilitation section to process those applications in the Boston office. Staffing could be accomp-

lished by internal transfers or recruitment from private industry or the larger LPA's.

Initially two architectural men would be needed to examine plans, specifications and work write ups for conformance to the standards; a knowledgable urban renewal appraiser would be necessary to interpret the benefits attached to a property in an urban renewal area and give a "long-look" at the value as it relates to the existing debt. The complex mathematics of multi-family financing will require a mortgage credit man who can give a liberal view to a sponsor's ability to carry debt, maintain the property, and aside from non-profit or limited divident corporations, show a profit.

THE CHRISTIAN SCIENCE MONITOR

Saturday, December 18, 1965

Meet Boston's Mr. Urban Renewal

After decades of neglect, American cities are being made over. One of the nation's major efforts is under way in Boston under the direction of Edward J. Logue. Here are Mr. Logue's views on rebuilding cities as expressed to staff writer George B. Merry in an interview.

Photos by staff photographers

Blueprints for Boston

One of the busiest men in the emerging 'new Boston' is the city's redevelopment administrator, Edward J. Logue, shown here with Mayor John F. Collins (right). Mr. Logue is recognized as one of the top men in the renewal field. A graduate of Yale College and Yale Law School, Mr. Logue has been rebuilding cities since January, 1955. Starting out in New Haven, Conn., he moved to his Boston assignment five years ago. He is one of a group of planning specialists now advising Mayor-Elect John V. Lindsay on New York City's renewal program. Under Mr. Logue's direction, a dozen Boston projects involving nearly $1 billion are moving ahead in a variety of stages.

Boston

Do our cities really need urban renewal?

They certainly do. There are too many tens of millions who leave the central cities and go out to the suburbs to leave any doubt as to whether our cities are in serious difficulty. They simply have not had enough public and private investment in the rehabilitation of existing property and in the putting up of new schools and other things that make the cities competitive with the suburbs.

Can't this job be done mostly, if not entirely, through private investment?

Private investment is, of course, absolutely essential to the success of a city's rebuilding program. However, it is equally clear that unaided private enterprise has not, and indeed cannot, do the job without substantial federal funds. And it is not just is increasingly competitive with the suburbs around it as a place in which to live, raise a family, and send children to the public schools.

What other cities have, in your judgment, been successful with their efforts to renew run-down areas?

Philadelphia; Pittsburgh; Chicago; Washington; St. Louis; San Francisco; Norfolk, Va.; Hartford, Conn. (on a limited scale with their splendid project —Constitution Plaza); Baltimore; Detroit; and Minneapolis.

If the money were available, how quickly could the national urban-renewal program be completed? Is it 10 years, 20 years, 50 years?

I would think enough could be done in 10 years, with simplified procedures, to restore public confidence and encourage private enterprise and local government to go forward on their own.

If we ever seriously try to do this job as a nation and commit the necessary resources and priority, I am confident we will then simplify the procedures a very great deal so that we will not have all these separate applications and separate projects. Instead, we will, in effect, have contracts between the city and the federal government, which will give us the same kind of broad discretion to do what we think in our respective cities is most important to us.

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Secondly, it is important to have a client — an owner — who cares about good architecture and is willing to go to some trouble to get it. The best possible architects must be working on the new buildings. We have certainly had a distinguished roster of architects working on the buildings for the "new Boston." I think here we are going to be among the top three, or four, cities in the nation in the quality of the new buildings that are going up and will be going up in the years ahead.

Can the renewal program provide enough decent housing for moderate-income and low-income families?

Within the renewal areas, I think it can. The size and pace of the renewal program and the code-enforcement program have a lot to do with how much of the total job we can achieve.

Many of our friends in the suburbs think that we should fill Boston with large-scale public housing projects to take care of the poor or badly housed. I

pleased that we are going to have more than our share of them in Boston.

The architectural review board process is something I have very deep personal convictions on. My job would be very dreary and burdensome if I knew that the end result would create a lot of ugly buildings. That is something I would not want to do for even five minutes.

What big lesson, or lessons, have you learned through your experience here in Boston?

Be patient — but not too patient — with the political process. Boston is bigger than New Haven. There are more people involved, more layers of decisions. Along the way we learn to improve on past performances.

Should renewal plans be submitted to the people for their approval through a referendum?

I don't believe so. No! A referendum is a simple "yes" or "no" on a very complicated thing. Do you have the referendum at the very beginning when you don't know what you are going to do, or at the end after you have invested several hundreds of thousands of dollars, and several thousand man-hours in consultation and trying to determine what people want?

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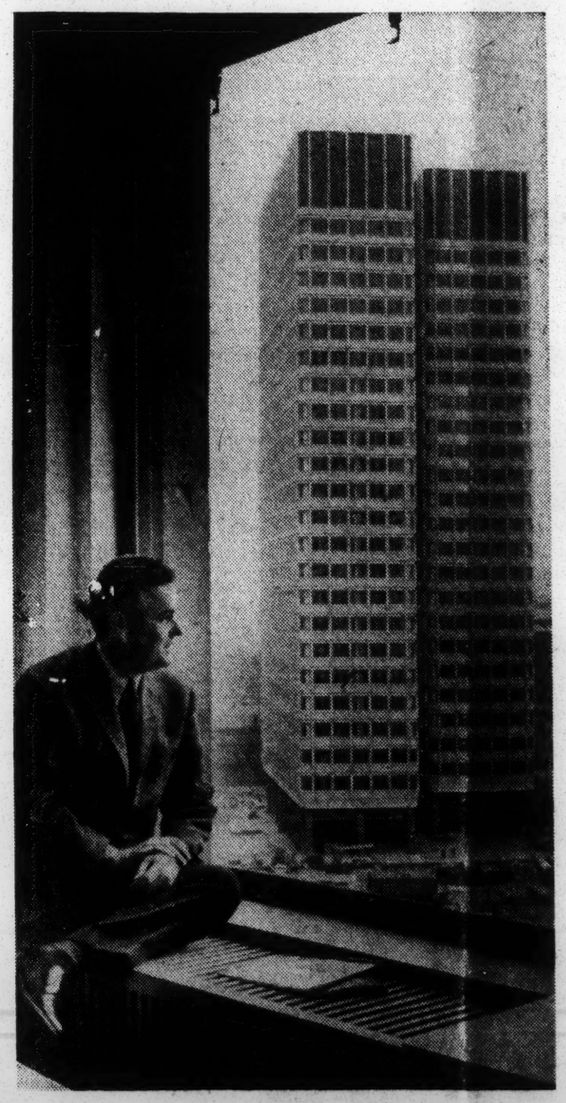
Private investment is, of course, absolutely essential to the success of a city's rebuilding program. However, it is equally clear that unaided private enterprise has not, and indeed cannot, do the job without substantial federal funds. And it is not just government money. It must be federal money. Cities will not be able to renew themselves.

Which city has made the greatest strides with renewal? What has been accomplished?

New Haven, Conn., has done the most, so far. I hope we will surpass them pretty soon.

What you will see in New Haven are neighborhoods which have been restored, with magnificent new schools in them which are used throughout the day and throughout the year, public works in the form of new streets and street lighting, and an enormous amount of rehabilitation—people fixing up their homes; plus a large quantity of new, moderately priced housing.

In one neighborhood after another the decline has been halted, the population has been stabilized, property values have started to go up, and New Haven is increasingly competitive with the suburbs around it as a place in which to live, raise a family, and send children to the public schools.



Eye on the 'new Boston'...

When Mr. Logue came to Boston to head up the urban-renewal program, he was offered an office in a building near City Hall. He refused, insisting that renewal was an integral part of city government and that the renewal agency's headquarters must be in City Hall. From his dramatically modernized office on the 11th floor of City Hall Annex, Mr. Logue now watches the 'new Boston' spring up around him. Shown is part of the new Government Center project.

What other cities have, in your judgment, been successful with their efforts to renew run-down areas?

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This would work in much the same way as the Agency for International Development (AID) makes contracts with underdeveloped countries. I hope we can climb up on the priority list so that we are somewhere equal with India and Pakistan.

About how much money will be needed?

The last serious studies that we made indicate that it will require something over $10 billion. That was a few years ago. As a matter of fact, we have asked the Congress, and we have asked the President directly, to make a study of this and to determine just what is needed. I would suppose this would be the first important research assignment that the new Secretary of Housing and Urban Development will hand out to his staff.

How big is the Boston renewal program in terms of public funds and private investments and commitments?

As of now, public and private investment is approaching a billion dollars. One-third of this is public monies through federal urban-renewal grants, city public improvements, and state financial assistance, plus the investment in such places as the Government Center.

How much bigger will the Boston program get, and when can we expect it to be complete?

I think we will not be undertaking any more large-scale residential renewal projects beyond those we have started or are in the advance planning stages.

I personally believe that building-code enforcement and other financial aids, made available by the Housing Act of 1965, can make it possible for us to do many of the things in mildly blighted areas without all of the cumbersome urban-renewal processes.

This shows that we have paid attention and given priority, as I think we should have, to the areas which are most seriously in need of the urban-renewal process. Other areas of the city might benefit from it, but there are other ways of giving them help—new streets and sewers, new tree-planting and new street-lighting, demolition of clearly unsafe, and usually abandoned, structures which are neighborhood eyesores.

All of these things can be done through the existing framework of government, but in the past Boston simply has not been able to afford that. Under the new Housing Act we can.

In a successful residential-renewal program, what are the essential ingredients?

1. A strong base of neighborhood support.
2. A plan which emphasizes rehabilitation of at least 75 percent of the existing occupied homes. If you have much more disruption and dislocation you will make people uncertain about the future of the neighborhood, whereas if you limit it to only one-quarter, or as in Charlestown only 10 percent, demolition, people can know that the neighborhood that they have always known and loved is not going to be drastically changed but only upgraded.
3. There should be a sufficient new supply of moderately priced housing. We want to have housing which the people who have lived in the neighborhood can afford. We are trying to preserve and improve neighborhoods for the people who now live there and not chase them all out and bring in an entirely new economic group.
4. The city has to demonstrate its good faith by putting in schools, fire stations, libraries, parks and playgrounds, street lighting, and simple things like trees to show that it, too, is as concerned about the neighborhood as it is asking the property owners to be.

What do you consider most important in the design of new buildings for today's cities?

The building must respect the environment in which it is located.

I can look out my window, down State Street, and see a glass box set on top of a masonry building and think what a monstrosity that is. I can also look out, in the other direction, on the new buildings which are going up in the Government Center and note with satisfaction that they are not the Park Avenue-type glass boxes, but they are the masonry buildings which respect the "old Boston" and the character of "old Boston."

Secondly, it is important to have a client—an owner—who cares about good architecture and is willing to go to some trouble to get it. The best possible architects must be working on the new buildings. We have certainly had a distinguished roster of architects working on the buildings for the "new Boston." I think here we are going to be among the top three, or four, cities in the nation in the quality of the new buildings that are going up and will be going up in the years ahead.

Can the renewal program provide enough decent housing for moderate-income and low-income families?

Within the renewal areas, I think it can. The size and pace of the renewal program and the code-enforcement program have a lot to do with how much of the total job we can achieve.

Many of our friends in the suburbs think that we should fill Boston with large-scale public housing projects to take care of the poor or badly housed. I wish they would come to our neighborhood meetings and help us persuade the people there that even a little bit of family public housing would be desirable.

There is great resistence to this in Charlestown, South Boston, and Roxbury. People do not like to be housed in institutions, and over the last 25 years, in America, our public housing program has established an institutional character.

I think that Boston is on its way to improving the quality of housing. I doubt that this city, or any other central city of a metropolitan area can solve the problem by itself.

It is time we recognized that the suburbs should not be inhabited only by the well-to-do. There should be some lower-income families either in relocation housing or perhaps even public housing—not the great big project kind, but a 25-unit, well-designed kind.

In a wealthy suburb such a public housing project, it seems to me, would not hurt that suburb very much, and it might provide 25 families with a great deal of incentive to improve their own conditions so that they can live in private housing.

What, if any, are the major shortcomings of the national renewal program? Where is it missing its target?

First let me be positive. I think Bob Weaver [Commissioner Robert C. Weaver of the federal Housing and Home Finance Agency] has done an outstanding job. Bill Slayton, the Urban Renewal Commissioner, has really overhauled the urban-renewal program and made it more sensitive on relocation, more aware of good design. Red tape has been cut down, and the whole process has been greatly speeded up.

But Congress and the President have yet to give sufficient money and sufficient importance to the urban-renewal program to allow it to proceed as quickly as it should. When the officials in the housing agency and the Urban Renewal Administration are restricted by the Bureau of the Budget and the White House in the pace and the amount of funds, then we have the basic reason for the lack of more progress to date.

What major strengths do you see in the present renewal effort?

As it is evolving, certainly one of these is the approach used in New Haven and Boston in trying to save neighborhoods (not just residential neighborhoods but business districts as well) by planning with the people who are concerned and asking them to be your partners.

This creates a climate of confidence which is quickly evident in the cities with outstanding urban-renewal programs. If you go to New Haven and walk the streets and talk to the people and to the businessmen, you get a different feeling than you did 10 years ago.

If you go to San Francisco, Philadelphia, and Baltimore and cities which frankly thought they had had it, and where the new investment was almost exclusively on the outside in the suburbs—these places are beginning to get a heavy share downtown.

Is the job being done in Boston different in any appreciable way from similar efforts in other cities?

Yes. Very few cities emphasize rehabilitation the way we do. Very few are attempting to deal with the problem on anything like the scale that we are.

Boston has a group of distinguished architects who pass judgment on the design of proposed major new buildings within renewal areas. Is this concept of architectural review unique here?

Oh no. It is done in various ways and with great skill in Washington, Philadelphia, San Francisco, Baltimore, and New Haven, to name, perhaps, the leaders.

Urban renewal has created some very handsome new city areas. It has led to some very striking, desirable, new buildings—both public and private. I am pleased that we are going to have more than our share of them in Boston.

The architectural review board process is something I have very deep personal convictions on. My job would be very dreary and burdensome if I knew that the end result would create a lot of ugly buildings. That is something I would not want to do for even five minutes.

What big lesson, or lessons, have you learned through your experience here in Boston?

Be patient—but not too patient—with the political process. Boston is bigger than New Haven. There are more people involved, more layers of decisions. Along the way we learn to improve on past performances.

Should renewal plans be submitted to the people for their approval through a referendum?

I don't believe so. No! A referendum is a simple "yes" or "no" on a very complicated thing. Do you have the referendum at the very beginning when you don't know what you are going to do, or at the end after you have invested several hundreds of thousands of dollars, and several thousand man-hours in consultation and trying to determine what people want?

We learn from our public hearings in the neighborhoods involved, as well as during the meetings with groups of local residents, whether they want a renewal project.

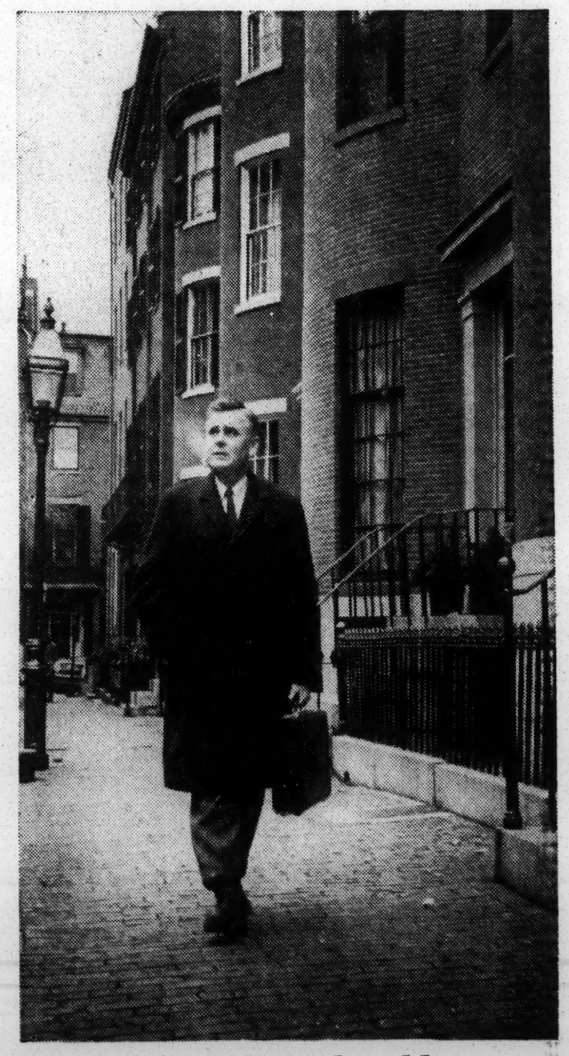
What strengths does the Boston program have?

A broad base of citizen support. The warm endorsement of most of the community's leaders, except for a few people in the local community who believe they can get some mileage by opposition.

The great strength with Boston, as with any city, is the kind of people who live there. These are resourceful people. They have a deep affection for the City of Boston. They enjoy the politics of it—sometimes I think as a spectator sport—but they rise to defend it when they think they need to.

Topographically, Boston is one of the most interesting cities in America. Boston, because of its hills, its rivers, and its harbor is one of the most beautiful cities anywhere.

I've loved it here and my family enjoys it as much as I do.



...and on the old

Asked if Boston's many historic sites have been an obstacle to sound renewal, Mr. Logue's reply was: 'No indeed. These are things we use as anchors—as sources of strength. . . . I don't want to live with the responsibility of having destroyed "old Boston." We have no intention of doing that. Anyone who has taken a serious look at our program knows we are not.' Here Mr. Logue strides toward his home at 30 West Cedar Street on historic Beacon Hill.

is recognized as one of the top men in the renewal field. A graduate of Yale College and Yale Law School, Mr. Logue has been rebuilding cities since January, 1955.

say on New York City's renewal program. Under Mr. Logue's direction, a dozen Boston projects involving nearly $1 billion are moving ahead in a variety of stages.

U.S. economic curbs backed

By Philip W. McKinsey
Special correspondent of The Christian Science Monitor

Washington

BUSINESS

Unless the Vietnam war gets worse than expected now, the United States economy can provide both guns and butter during 1966—with no need for real economic restrictions.

Nevertheless, growing labor shortages will put a little more strain on wages and prices than during the past year. A little dampening down is therefore in order.

This is the view of the National Industrial Conference Board, a respected economic-research organization financed by blue-chip corporations.

Martin R. Gainsbrugh, the board's senior vice-president, says business economists and executives endorse two recent actions of the federal government aimed at deflating price pressures: the increase in interest rates, and release of stockpiled aluminum and copper.

Even the government's intensified program to cut down direct investment abroad by American business, he asserts, is recognized as necessary.

Industries surveyed

At the same time, businessmen now expect the government to do its share by clamping down on nondefense spending and welfare programs.

The warning was sounded by Mr. Gainsbrugh as the administration begins putting the final touches on its defense and welfare spending plans for next year.

Testifying before the Joint Economic Committee of Congress in its hearing on the interest-rate rise, Mr. Gainsbrugh reported that a quick conference-board survey of industry sources showed that 92 percent expect that the change in interest rates will not affect their capital-investment plans. There will be no effect in the current quarter and only a slightly increased effect as next year wears on.

Corporations can be expected to review their capital-spending plans and eliminate "as many unnecessary elements as possible" to cut down financing costs. But "no capital project currently planned seems likely to be cut back significantly." What cutback there is will be beneficial in reducing pressures on the money market.

Other economists have made the point that of course the business community would prefer higher interest rates instead of a tax increase, because the former affects them less.

"Who wants higher rates here?" asks Prof. Seymour Harris, chairman of the University of California's Economics Department. "Primarily European bankers, because they are unwilling or unable to control their inflation; and American bankers who want higher prices for their product, and more profits. But the banking system should serve the public, not the banks."

Difference of degree

Mr. Harris differs with Mr. Gainsbrugh on the degree of effect higher interest rates will have on the economy. He sees it as possibly "denying the American people $40 billion of additional income expected in 1966." He would prefer a stretching out of welfare programs.

He acknowledges that "at present there are some inflationary signs. But he suggests a small tax hike if something is needed to combat inflation.

Just how much inflationary pressure will be felt from the increased needs of Vietnam will not be known until President Johnson discloses his defense budget. There are reports in Washington that it will go from this year's $53 billion to as much as $60 billion. A more conservative, and probably better, guess would place it at about $56 billion.

Mr. Gainsbrugh points out that even a $60 billion outlay would represent only 8 percent of national output, compared to the 10 percent spent in 1957 without creating any undue strain.

It is true that there are some bottlenecks developing, in certain labor skills and scarce materials. But "huge additions" to industrial capacity are just now coming into play to help meet escalating demands.

As a result, unless the war escalates faster than expected, concludes Mr. Gainsbrugh, "we can have both guns and butter without encountering the shortages and resulting price pressures that quickly compelled the various restrictions . . . early in the Korean war."

U.S. interests swallow London Diners' Club

By John Allan May
European economic correspondent of The Christian Science Monitor

London

Victory goes to the United States in the great Diners' Club battle in London.

Westminster Bank, one of Britain's "big five" clearing banks, had moved in to secure control of the Diners' Club of Britain's credit-card business.

In New York, Chase National Bank meanwhile backed a group seeking control for the United States parent Diners' Club.

Following traditional British methods, Westminster put in a "bid" for British Diners' shares. The bank offered shareholders 24 shillings a share if they would sell—nearly 30 percent above the ruling London market price.

United States interests put in counter bids. Westminster raised the ante. The bank went as high as 27s. 6s. And finally even offered 30s.

Offer withdrawn

But on the market the price anyway had been slowly creeping up. It touched 32s. Chase Manhattan and its American group had, it is reported, been buying up British Diners' shares on the quiet. Thursday American Diners' Club could announce it owned more than half of British Diners' Club already. It had voting control and meant to keep it.

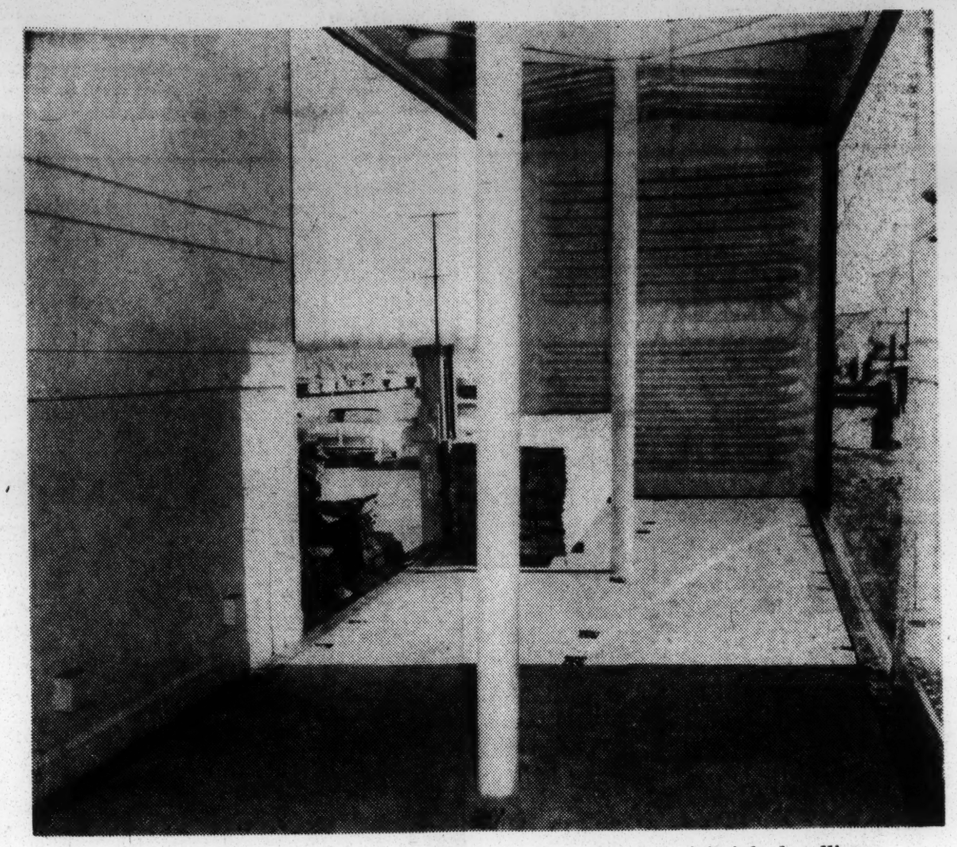
Westminster withdrew its offer. The battle was over.

This foray into the take-over field by a British checking bank was most unusual. In London, the merger and take-over business is the preserve of the "merchant banks."

Possibly this deal required resources beyond the reach of most merchant banks. For Westminster itself, however, it seems to have been mainly a prestige venture. The British bank hoped by stepping in to save the greater part of Britain's credit-card business from falling into American hands. American Express already is very strong in Britain.

The battle shows how British ways are changing. It has long been believed there exists a strong built-in national resistance to "living on tick" here. But now more and more young people accept that these days you have to give credit when rather than where credit is due.

And credit is duly becoming an everyday feature of modern British life.



Open door to quick loading

Latest in a growing list of freight handling advances in the railroad industry is an 'all-door' car by International Car Corporation. Sliding doors cover both sides and allow quick loading with fork lifts directly to any part of the car bed.

Steel issues display burst of strength

By S. M. Robards
Special to The Christian Science Monitor

New York

Have the fortunes of the steel industry suddenly taken a dramatic turn for the better? Has the war in Vietnam taken up all the slack in production resulting from steel-inventory liquidation by users of the vital metal?

Hardly. But the performance of the steel stocks lately on the New York Stock Exchange indicates something is going on. With a sudden burst of strength, virtually every issue in the group has advanced.

After muddling in the doldrums for months as one of the least popular investment vehicles on the exchange, the steel issues have begun to assume market leadership.

Their return to popularity is almost paradoxical, for the industry's problems are legion—at least for the near term. But Wall Street has a way of discounting such things and this may be precisely the case with the steels.

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After a while, problems get to be old hat. And selling steel stocks today seems to be old hat. The industry will be revitalized in a year or two by huge expenditures on new, more efficient plants and equipment. This is what investors are looking at.

They are looking at some other aspects of the outlook, too. The American Iron & Steel Institute reported that steel production in the week ended last Saturday jumped 2.5 percent from the previous week's level.

The gain came on the heels of a 2.7 percent output increase the week before. To industry analysts, this indicated that the decline had finally halted.

Demand increases

Demand is picking up and, even though inventory use continues, it has reached the point where more steel has to be produced to meet the demands of steel users.

The basic reason for the lackluster per-

Support lacking

AFL-CIO revives 35-hour-week aim

great Diners' Club battle in London.

Westminster Bank, one of Britain's "big five" clearing banks, had moved in to secure control of the Diners' Club of Britain's credit-card business.

In New York, Chase National Bank meanwhile backed a group seeking control for the United States parent Diners' Club.

Following traditional British methods, Westminster put in a "bid" for British Diners' shares. The bank offered shareholders 24 shillings a share if they would sell—nearly 30 percent above the ruling London market price.

United States interests put in counter bids. Westminster raised the ante. The bank went as high as 27s. 6s. And finally even offered 30s.

Offer withdrawn

But on the market the price anyway had been slowly creeping up. It touched 32s. Chase Manhattan and its American group had, it is reported, been buying up British was over.

This foray into the take-over field by a British checking bank was most unusual. In London, the merger and take-over business is the preserve of the "merchant banks."

Possibly this deal required resources beyond the reach of most merchant banks. For Westminster itself, however, it seems to have been mainly a prestige venture. The British bank hoped by stepping in to save the greater part of Britain's credit-card business from falling into American hands. American Express already is very strong in Britain.

The battle shows how British ways are changing. It has long been believed there exists a strong built-in national resistance to "living on tick" here. But now more and more young people accept that these days you have to give credit when rather than where credit is due.

And credit is duly becoming an everyday feature of modern British life.

nam will not be known until President Johnson discloses his defense budget. There are reports in Washington that it will go from this year's $53 billion to as much as $60 billion. A more conservative, and probably better, guess would place it at about $56 billion.

Mr. Gainsbrugh points out that even a $60 billion outlay would represent only 8 percent of national output, compared to the 10 percent spent in 1957 without creating any undue strain.

It is true that there are some bottlenecks developing, in certain labor skills and scarce materials. But "huge additions" to industrial capacity are just now coming into play to help meet escalating demands.

As a result, unless the war escalates faster than expected, concludes Mr. Gainsbrugh, "we can have both guns and butter without encountering the shortages and resulting price pressures that quickly compelled the various restrictions . . . early in the Korean war."

burst of strength

By S. M. Robards
Special to The Christian Science Monitor

New York

Have the fortunes of the steel industry suddenly taken a dramatic turn for the better? Has the war in Vietnam taken up all the slack in production resulting from steel-inventory liquidation by users of the vital metal?

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Declines predicted

Wednesday, the same day the steels set the pace for the entire stock market, a somewhat pessimistic forecast was made by one of the industry's leaders.

"During the first six months of 1966, finished-product shipments may be 12 to 16 percent below the artificially high level of the first half of 1965," said Joseph L. Block, chairman of Inland Steel Company.

"Ingot production," he went on, "will probably range between 60 and 65 million tons, compared with 71 million tons in the record first half of this year."

Mr. Block added: "Even though the favorable economy is sustained throughout 1966, steel output and shipments for the year will probably fall slightly below the 1965 level."

The Inland Steel chief executive wasn't finished. "Our industry will continue to face fundamental problems in the coming year," he remarked. "The most serious of which will be growing employment costs, a high level of steel imports, and the likelihood of continued efforts by the federal government to control prices."

Lone pessimist

Mr. Block's forecast was part of the highly respected semiannual survey conducted by the First National Bank of Chicago. His comments were the only pessimistic ones made by a blue-ribbon panel of 11 of the nation's industrial leaders.

Against this backdrop, the steel stocks might have had every reason to sell down en masse. But they didn't, because Mr. Block told the investment community nothing of which it was not already aware.

After a while, problems get to be old hat. And selling steel stocks today seems to be old hat. The industry will be revitalized in a year or two by huge expenditures on new, more efficient plants and equipment. This is what investors are looking at.

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Demand increases

Demand is picking up and, even though inventory use continues, it has reached the point where more steel has to be produced to meet the demands of steel users.

The basic reason for the lackluster performance of the steel stocks for months has been the certainty that production would suffer because of inventory liquidation.

The industry recorded its best half-year ever in the first six months of 1965, because steel users bought the metal for stockpiles as a hedge against a strike. The strike never occurred and inventories had to come down.

They've been coming down ever since early September. But Bethlehem Steel Corporation announced it has refired two open hearth furnaces and one blast furnace at its Lackawanna works, near Buffalo.

Production is turning up. And almost everybody knows the industry is in for some rough going in the next six months or more, because results can't hope to compare favorably with the first-half 1965 results.

Now that nobody is hoping for any good news for the next six months from the steel industry, any good news that comes out will tend to be unexpectedly bullish.

Support lacking

AFL-CIO revives 35-hour-week aim

By Ed Townsend
Labor correspondent of The Christian Science Monitor

San Francisco

AFL-CIO has revived its old objective of a 35-hour workweek without a cut in present weekly wages. It describes this as a "job-creating, goods-consuming measure" to help the unemployed and underemployed.

But the federation's leaders are finding it hard to generate interest in the demand that it will put forward—again—on Capitol Hill and in collective bargaining in 1966.

Workers show little support now for the "job-security" issues that were critical to them only a year or so ago. The steady drop in unemployment has taken away many of the worries that labor had in the early 1960's.

AFL-CIO calls this "self-satisfied complacency" that is blind to shortcomings in the national economy. The federation's president, George Meany, warned AFL-CIO's biennial convention in San Francisco this week that serious job problems still must be solved.

The federation concedes that there has been "impressive progress" over the past two years. Unemployment has dropped to 3,200,000 or 4.2 percent of the labor force. Further declines are foreseen, perhaps to very close to a 3 percent "full-employment" level.

But, according to AFL-CIO, unemployment figures are still too high—and, the federation says, they are misleading.

Surveys tallied

Its surveys show that in addition to the counted unemployed:

- Some 2,000,000 additional people are "compelled to work part time" when they want full-time employment.
- About 1,000,000 or more aren't counted; they are out of the labor force "because there are no available jobs for them in their communities," AFL-CIO contends.

The federation's "adjusted" figure for unemployment is a claimed 7 percent "despite the substantial improvements in the national economy."

Moreover, says AFL-CIO, the labor force now is increasing at a rate about 50 percent faster than in the past decade. Some 1,500,000 new jobs are needed annually over the next five years merely to keep unemployment rolls from swelling.

"Unless an immediate start is made toward a 35-hour workweek with no loss in earnings, plus penalty pay of double time to discourage overtime work, there won't be jobs enough to go around, no matter what else is done," AFL-CIO says.

The federation's analysis of improved employment levels credits government policies of the past two years for creating jobs. They include the two-stage tax cut, increased social security benefits retroactive to the first of the year, and the excise tax reduction in June.

Jobs opened up

AFL-CIO also finds that the federal antipoverty program, aid for schools, and public works for distressed areas have added to the level of economic activities—and opened up jobs.

Such measures have demonstrated the usefulness of "expansionary economic policies," Labor's economists say, but they haven't produced enough jobs—and they aren't likely to.

AFL-CIO would like Congress to "examine in depth" a plan for the "automatic and flexible adjustment of the basic statutory workweek, without loss of pay, as a means of maintaining full employment in the face of technological changes and fluctuations in goods demands."

Walter P. Reuther, president of the United Automobile Workers, suggested such a plan several years ago. Under it, employers would pay an employment tax similar to that for unemployment compensation. Whenevr the jobless rate climbed above certain formula levels, either nationally or by industry, the workweek would be cut to spread out the available jobs—and the costs would be met from the federal "employment-stability" fund.

Nearly 1,000 delegates at AFL-CIO's convention gave these economic proposals their unanimous support this week. But they did it routinely and without any sign of personal commitments. Two years ago, similar proposals engendered sparks of excitement from unionists afraid for jobs.

AMC chief optimistic; sees better year ahead

Business roundup

Detroit

Roy Abernethy, American Motors president, predicts a good future for his company and says its sales will pick up soon.

"American Motors is not in trouble in any way, and when you look at things overall, we are on the way up," he said.

AMC sales this year have been estimated at about 303,000, a substantial drop from the 362,000 sold in the comparable period last year. Just a week ago, the firm announced a three-week shutdown of its production lines, for "realignment of field stocks."

Mr. Abernethy said AMC made money in October and November, and hinted that the firm would finish in the black for the quarter. The company lost $13 million in the third quarter of this year, and passed its dividend.

The AMC president repeated his contention that the company's main problem in the market place is an image lag. "Many people still think of us as the maker of compact cars, and we have to convince them that our cars match anything the Big Three has to offer, with the exception of two or three," he said.

Airline investment spurt

New York

Well over $12 billion will be spent by major United States airlines in the next 10 years on planes and equipment, says the chief of the Air Transport Association.

Stuart G. Tipton, ATA president, said the outlay would be almost double what the lines spent in the last 15 years. His prediction is based partly on government estimates that United States airline traffic will at least double by 1975. It assumes continued heavy buying of jets and the arrival of a supersonic jet by 1972.

Mr. Tipton said the investment gamble by airlines on the future is underlined by the debt of major United States lines, which already represents 58 percent of their total invested capital.

As of Jan. 1, he said, domestic airlines will have on order some $3 billion worth of airplanes for delivery in 1966-69.

This year, United States airlines will have sold an estimated 95 million seats, a 50 percent jump over the 1962 total. Freight traffic has grown even faster: an estimated 2.3 billion ton miles in 1965, compared with 1.3 billion in 1962—a gain of 70 percent.

Retail climb continues

Washington

Retail sales in the United States were up last week to a level 5 percent over the previous week and 7 percent higher than the comparable week last year.

The sales totaled $6.64 billion, according to Commerce Department figures.

For the past four weeks, retail sales were 8 percent higher than sales in the comparable 1964 period.

Durable goods sales amounted to $2.04 billion, and nondurables, $4.60 billion. Department store sales came to $1.33 billion, about $216 million higher than the previous week, and 5 percent above the comparable 1964 week.

Up the ladder

New chairman

Aluminum Company of America: Frederick J. Close.

New executive vice-presidents

Continental Can Company: Lawrence Wilkinson.

Evans Products Company: J. Kenneth Brody, James J. Conway, Lawrence M. Flahive, and Lauren L. Wygal.

New vice-presidents

First National City Bank (New York): Leonard F. Joy and John F. Lennon.

M. Lowenstein & Sons, Inc.: Lawrence E. Hofmann.

Security First National Bank: Joseph U. Streeter and Robert L. Thaler.

New directors

Hart Schaffner & Marx: Paul A. Conley.

Ralston Purina Company: Erwin A. Stuebner.

Compiled from the Associated Press, Reuters, and the worldwide sources of this newspaper.

Johnson renames Jaffe

By the Associated Press

Washington

Theodore Jaffe of Providence, R.I., has received from President Johnson a recess appointment for another three-year term as a member of the Foreign Claims Settlement Commission, a $26,000-a-year post.

The appointment is dated from Oct. 22. Mr. Jaffe has been on the commission since March, 1961. The appointment will be submitted to the Senate for confirmation after Congress reconvenes Jan. 10.

Bank insurance sales attacked in court suit

By the Associated Press

Atlanta, Ga.

An organization of insurance agents has filed federal court suits attacking a ruling by the Comptroller of the United States Currency and asking that Georgia's largest bank be prevented from selling insurance.

The two suits were brought by the Georgia Association of Independent Insurance Agents and four of its members and backed by the National Association of Insurance Agents, Inc. (NAIA).

William E. Webb Jr., Statesville, N.C., president of NAIA, said, "The sale of insurance by banks is in violation of the intent of Congress, federal and state laws, and the public interest.

"Our legal action has been taken not only to defend the 150,000 independent insurance agents in this country, but also to serve the public interest," he said.

The Georgia Association asked the court to declare null and void and in violation of the National Banking Act a 1963 ruling by James J. Saxon, Comptroller of the Currency, that national banks could serve as agents and receive commissions for selling insurance incidental to banking business.

The ruling would allow national banks to sell insurance in cities with populations of more than 5,000 and to retain as income the commissions or other compensations received.

The second suit asked the court to stop the Citizens & Southern National Bank, Georgia's largest, from selling or writing automobile and home insurance.

It contended the Citizens & Southern was "willfully and unlawfully engaging in an insurance agent's activity."

The suit also claimed that Mills B. Lane Jr., president of the bank, was chairman of the board of directors of American Southern Insurance Company, a Georgia corporation, and that the bank was selling policies of the company.

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Home Savings Bank	Jan. 10
Suffolk Franklin Savings Bank	Jan. 10
Warren Institution for Savings	Jan. 10
Boston Five Cents Savings Bank	Jan. 17
Charlestown Savings Bank	Jan. 17
East Boston Savings Bank	Jan. 17
Eliot Savings Bank	Jan. 17
Wildey Savings Bank	

Deposits made on or before the 24th draw interest from the 15th

Other Massachusetts Savings Banks

Arlington Five Cents Savings Bank	Jan. 3
Rockland Savings Bank	Jan. 3
Salem Five Cents Savings Bank	Jan. 3
Cambridgeport Savings Bank	Jan. 10
North Avenue Savings Bank	Jan. 10
Somerville Savings Bank	Jan. 17
Beverly Savings Bank	Jan. 17
Melrose Savings Bank	Jan. 17

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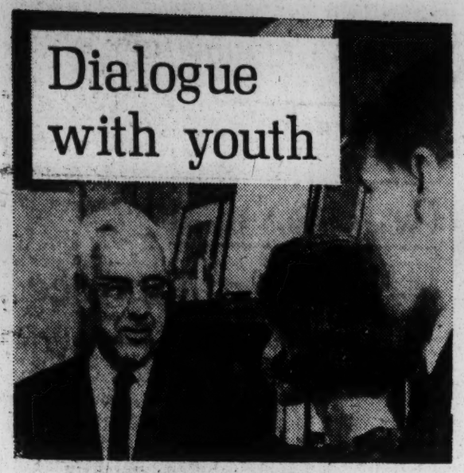
FAMILY FEATURES

Dialogue with youth



By Erwin D. Canham
Editor in chief of
The Christian Science Monitor

Reader: Another Thanksgiving Day has come and gone, and as it fades into the past, it leaves us with a glowing, growing gratitude for the fresh and bright generation of today's young adults.

It was our privilege to have at our dinner table (five tables, really) on this very special day, no less than seven adults and thirty-three youngsters, boys and girls of high-school and college age. They stayed with us throughout the day, the last of them leaving about 10:30 in the evening. What a day it was! It had begun at church where we had each humbly and sincerely praised God for his gracious, loving care. Shortly after noon, forty of us had gathered together in our home and the day was filled with joyous giving, feasting, playing, dancing, and music-making. When the day was done, helping hands suddenly appeared from everywhere putting furniture back into place, carrying party left-overs to the kitchen, taking down decorations, mopping and sweeping floors. No one was asked to help—the help came forth spontaneously, and it was joyous help enhanced by exclamations of gratitude for a wonderful day and a wonderful time.

When the clock struck twelve, they were gone, our own children were sleeping soundly, and the house was quiet once more. But in our hearts a new song had been born, and our day closed with even deeper praise to God. On this hallowed Thanksgiving Day, through the expressed joy, respect, and gratitude of today's youth, God had shown to us His glorious promise of tomorrow's eternal gladness.

Don & Mary Anne
St. Louis, Mo.

E. D. C.: Here is an eloquent and loving tribute to youth. I can add nothing to it, except deep thanks.

Carolers in Japan

Portland, Ore.

Our favorite festivity of the Christmas season has been the caroling that we have shared with friends in various parts of the country where we have lived. This took on an international flavor the first year of our marriage when, living in Japan, we were invited to join a group of young people who were going to carol in Tokyo.

We invited two young teenage friends to drive with us from our small Minami-Rinkan hometown to Tokyo, in search of the school where the caroling group was scheduled to meet for a warm-up session. When we did find it, we were welcomed very graciously and given a list of very familiar carols which was enhanced with the addition of "Silent Night" in Japanese. Around the piano were young Japanese women and men, young American servicemen, and a couple from the American Embassy and their family.

When the practice time was over, we piled into cars with drivers who knew the intricacies of the Tokyo streets and began our musical visits to five or six homes. Such warm welcomes we received . . . literally! Several of the people had prepared bonfires for us to stand by as we sang in the chill night air, and the thoughtful hosts also passed among us bearing plates of rice cookies and oranges for our refreshment.

One of the homes we visited was occupied by an American woman working in Japan, who had a house guest from Germany. When we sang "Silent Night" to these ladies, first in English, then using the Japanese words, I thought of how this lovely song had originated in the guest's homeland but had gone forth into all the world and become loved by all people who sing it, regardless of their language.

Another lady we sang to was a young Japanese woman, educated in America, who was then working for the Reader's Digest in its Tokyo office. We read later that she married an American professor, and her current address is the American Embassy in Tokyo, for her husband is our ambassador there.

We had read in "Windows for the Crown Prince" (by Elizabeth Grey Vining) about Mrs. Takaki, who was a lady-in-waiting to the Empress of Japan. Imagine our delight when she and her daughter so graciously served up refreshments while we sang outside their home.

One of the friendships begun that evening was with Kiyoko, a quiet, intelligent young college girl who was caroling with us. She later invited us to her home, and through the kindness of her parents we were able to see many things in Tokyo we would not have seen without their guidance. Kiyoko and one of her sisters and her brother came to America for college work, and after graduation, she served for a time as a gracious guide at the United Nations Building. Knowing her family was one of the highlights of our stay in Japan.

Memories of that cool Japanese December night are very warm indeed when we recall the happy voices united in song, and the warm hospitality received from the hearers.

Marsha Beebe Green

By Alan T. Bond

Holiday visit from neighbors?

An apparent "flying saucer" was recently visible over Czechoslovakia's Giant Mountains for about half an hour, before it disappeared. It caused considerable excitement until identified by the Prague Meteorological Office as a peculiar type of cloud formation known as altocumulus lenticularis.

Christmas fruitcake in the making

Arlington, Va.

In our home, the day after Thanksgiving is reserved for a pre-Christmas ritual—the making of the fruit cake. The family can lunch and dine on the leftovers from the previous feast day, and we can devote our major effort to our cake.

The pecans, the white raisins, orange and lemon peel, the sirupy red cherries, colored rings of candied pineapple are all purchased well in advance of "the day." It is always the same recipe which is used. We never deviate from the Southern White Fruit Cake and never tamper with the recipe. How did it all begin?

As a bride, I followed my husband about the country for five-and-a-half months before he went overseas. Most of that time we were stationed in a charming little town in South Carolina. We were fortunate enough to be taken in by a very dear couple who rented us a bedroom and bath, a living room, and gave us kitchen privileges. My landlady donated much needed guidance and advice in the art of cookery and guided me in the most advantageous use of those precious World War II ration stamps!

tree with popcorn and cranberry strings, borrowed some tree lights, ordered a goose, and brashly invited another soldier to be our guest for Christmas dinner. On Christmas Eve, we walked to church. The air was cool but velvety, the stars bright, and the ivy-covered church looked like a bit of old England from a stage setting. After services, we went home to have hot chocolate and some of that festive fruitcake. But lo and behold, to my horror we found the cake one mass of mold! I had stored it too close to the space heater!

But that was too wonderful a Christmas to be dimmed by a spoiled fruit cake, or the goose which proved to be too tough even for "pileau." My landlady shared her delicious Southern White Fruit Cake with us and gave me the recipe!

The following three Christmases, boxes were sent to my husband and to my brother in Europe, and each box contained one of the luscious white cakes. After the war there came little hands to help put the cherries atop the cake, and little noses sniffed the good odors, and little mouths surreptitiously

white raisins, one pound of pineapple (white and red and green for color), ½ pound of candied cherries, ¼ pound of orange peel, ¼ pound of lemon peel, and 2 pounds of shelled pecans. When this is thoroughly mixed, cover it and let it stand in the refrigerator for about eight hours or over night.

Preheat your oven to 275 degrees. Pat the batter into waxed paper-lined pans, using one large angel cake pan or two bread pans. Bake for two hours, and decorate the cake with fruit and nuts after the first hour of baking. Remove from the oven, let cool thoroughly, and then wrap carefully and store in a cool place to prevent spoiling or drying out.

Those are the ingredients and the method of procedure as given to me 22 years ago. I've found the making of a family tradition is very much like the making of a cake. You start with a significant event. You add a dash of happy anticipation, a pinch of wonder, and stir with imagination. Now bake it with good will, and lastly, preserve it with love.

Elizabeth R. Schroeder

For children

A robot for Christmas

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It was probably a combination of pride and being overly eager which prompted me to attempt a fruitcake, a dark one, without consulting my landlady and friend. At any rate, I concocted a huge cake which was actually not too bad. We sampled a bit of it, wrapped it tightly, put it into a tin container and stored it, hoping the overseas orders for my husband would not come until after we had had our first Christmas together.

And they didn't! We decorated a tiny pine tree with popcorn and cranberry strings, borrowed some tree lights, ordered a goose, and brashly invited another soldier to be our guest for Christmas dinner. On Christmas Eve, we walked to church. The air was cool but velvety, the stars bright, and the ivy-covered church looked like a bit of old England from a stage setting. After services, we went home to have hot chocolate and some of that festive fruitcake. But lo and behold, to my horror we found the cake one mass of mold! I had stored it too close to the space heater!

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If there be any new brides, or any homemakers in need of a Christmas cake recipe, we are happy to share ours. It is really quite simple.

First of all, cream a pound of butter, mix thoroughly with a pound of sugar, beat in a dozen eggs—one at a time, and then add four cups of all-purpose flour. To this batter add the following fruit which has been drenched in ½ cup of flour: two boxes of white raisins, one pound of pineapple (white and red and green for color), ½ pound of candied cherries, ¼ pound of orange peel, ¼ pound of lemon peel, and 2 pounds of shelled pecans. When this is thoroughly mixed, cover it and let it stand in the refrigerator for about eight hours or over night.

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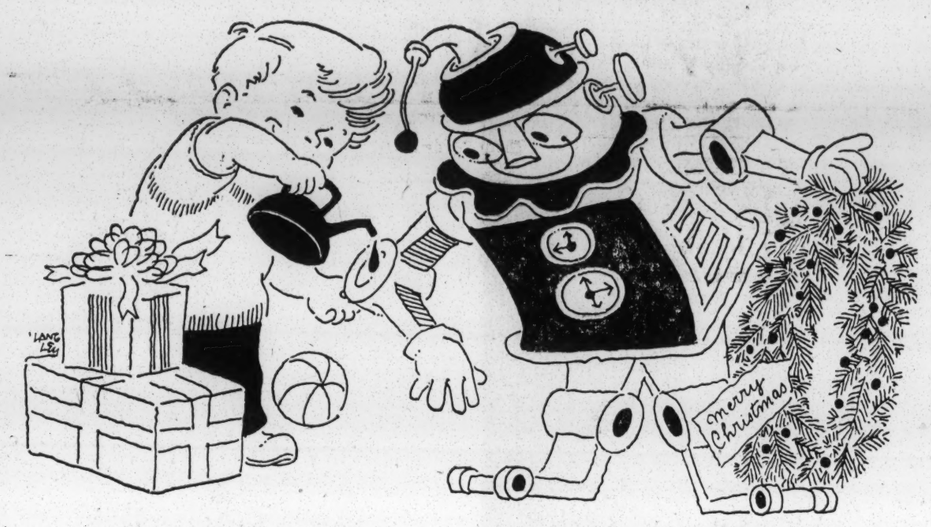
Elizabeth R. Schroeder

Quotation for today

With regard to one's work the desirable feeling is always to expect to succeed and never to think you have succeeded. —THOMAS ARNOLD

For children

A robot for Christmas



By Peter J. Henniker-Heaton

On Christmas morning in the year 2000 countless children woke up to find Rob the Robot standing among the presents at the foot of their beds.

And not only on Earth. It was the same on the Moon, and on Mars.

Rob was life-size, which made him a different size for each child. He was made of metal outside and of all sorts of wheels and wires inside. He could speak four languages and recognize all colors.

He had a built-in "No" for anyone who asked for help with homework, but he would happily do all household or backyard chores for his owner.

All he asked in return was a little oil sometimes and a recharge of his batteries every Saturday.

On that Christmas Day few of Rob's new owners noticed the tiny label on the back of his right heel: "Invented and Made by John Bloggs."

And still fewer stopped to wonder why or how John Bloggs had come to invent Rob.

Thirty-five years before, early in December of the year 1965, the eight children in the Bloggs family sat down to make up their lists of chosen Christmas presents.

Most of the lists were long. They began with big things like spaceships and tame elephants; they ended with small things like colored pencils.

There was no harm in asking for the big things, even if you only really were given the smaller things near the bottom of the list.

So the other children thought, but not Jackie Bloggs, the youngest, aged 7.

Every year he had asked for just one present, not too small and not too big, and he had been given it. Jackie knew his mind, and he thought this was the way to do things.

This year as usual he asked for one thing only, but what he asked for was not usual.

He wrote down: "Please, I want a robot life-size who will do things for me."

"There aren't such robots," his mother explained kindly.

"Yes, there are," said Jackie, "I've read about them."

"That was only in a storybook," his father objected.

But Jackie persisted.

"He's the only present I want," he told his parents. "Please, look hard for a robot. I'm sure you'll find him for me. Life-size and able to see colors."

Jackie's parents had never disappointed him. They didn't want to disappoint him now. But they didn't see either how they were going to get a robot; at least not the kind of real robot Jackie wanted.

And each morning Jackie told them more things that he was planning for his robot to do.

It was going to paint him a picture. It was going to speak the prologue for him at his school's New Year play. It was going to chop wood. It was going to make him chocolate and walnut fudge.

But, in spite of all this, Jackie was beginning to have doubts. His brothers and sisters were all telling him there weren't any such robots; so were his schoolmates.

Then one evening just one week before Christmas Jackie was watching television.

At the end of the program there was an appeal for Christmas toys for poor children. Jackie became thoughtful.

No one will ever know exactly what his thoughts were, but after supper that evening he told his mother about the program.

"I want to give those poor children a toy," he ended. "I want to give them my best toy. I want to give them that robot you and Pop were going to give me for Christmas."

"But not all children like robots," said his mother. "If your father and I took the money that we might have had to spend on your robot and planned carefully, we could get several toys for several poor children. Wouldn't you like us to do that?"

"I'd like that," Jackie agreed. And so it was.

Jackie never forgot the robot he had wanted so much for Christmas.

Somewhere deep inside him he decided something, though perhaps he didn't know it at the time. He decided that all children who wanted robots for Christmas should have robots for Christmas.

From that day on he read all he could about robots and he spent a great deal of time thinking about them.

Soon he started to build small ones himself.

At school he studied robots and later at college he studied robots.

After that he was soon making bigger and stronger robots, able to walk and talk and do things.

And at last the day came when he invented Rob the Robot—a robot just like the one he had imagined for his own Christmas so long before.

Rob was soon in all the stores at a price that almost all parents could afford; Jackie Bloggs had seen to that, too.

So now in the year 2000 Rob was standing tall among the Christmas presents at the foot of children's beds everywhere.

On Earth and on the Moon and on Mars.

Railroad trims its holly tree

Jackson, Md.

The Baltimore and Ohio Railroad's famed Holly Tree-by-the-Tracks at Jackson, Md., will again be decorated and lighted, perpetuating a Christmas tradition of eighteen years' standing.

The 50-foot holly tree will remain lighted from dusk to dawn through January 2.

The huge tree will be trimmed by B & O employees and members of their families who have volunteered for the big job.

The volunteer trimmers, organized by John T. Collinson, chief engineer of the railroad, will use strato-tower cranes to hang lights and ornaments from the topmost branches of the towering holly.

Gregory S. DeVine, president of the railroad, joined the tree-trimmers at the Jackson site for a noontime session which saw final touches put on the decorating job. More than 80 young holly trees set out by the railroad surround the big tree, forming a holly park at trackside.

The tree, growing naturally beside the main line between Baltimore and Philadelphia, is located 40 miles northeast of Baltimore, just off U.S. Route 40, at a point two miles north of the Susquehanna River Bridge.

With its thousands of twinkling lights and giant-sized ornaments, the tree — sometimes referred to as the "Traveler's Christmas Tree" — has become one of the principal holiday attractions in Maryland. More than 525,000 people have visited the site since the tree was first decorated in 1948.

Our readers are invited to contribute items to this feature. Three dollars will be paid for each original story published. Unused items will not be returned or acknowledged unless the sender provides a stamped, self-addressed envelope.

A Verse for Today...

It is good and comely for one . . . to enjoy the good of all his labour that he taketh . . .; for it is his portion. . . . This is the gift of God.

—ECCLES. 5:18, 19

The Christian Science Monitor

'We went to every movie in town but we were too young to get into any of them.'

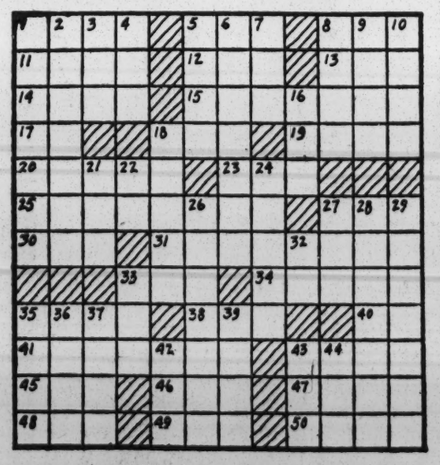
Daily crossword puzzle

Across

1. Canine
5. Careen
8. Mire
11. Nimbus
12. Eskimo
13. Wrath
14. Singing voice
15. Medley
17. Esperanto
18. Sea: Fr.
19. Roman highway
20. Gr. shopping place
23. Everyone
25. Consecrate
27. Also
30. Last Queen of Spain
31. Lift
33. Avail
34. Carborundum
35. Sanction
38. Unit of reluctance abbr.
40. Inside
41. Strips
43. Apple
45. Famous general
46. Roman bronze
47. Epic poetry
48. Number
49. Gelderland city
50. Tree growths

Down

1. Dramatic enigma
2. Chemical element
3. Danube tributary
4. Court
5. Clock
6. Repeat
7. Best friend
8. Aromatic herb
9. Compel
10. Stag
16. Afflict
18. Emblems of authority
21. Turk. chamber
22. "Little Rhody"
24. Flush
26. Prepared for action
27. Corroded
28. Jap. covered litter
29. Thirst
32. Morning: abbr.
33. Shoshonean
35. Entrance
36. Bicycle
37. Uniform
39. Actual being
42. So: Scot.
43. Church sitting
44. Unclose: poet.



Answer Block Appears Among Advertisements

Editorials

THE CHRISTIAN SCIENCE MONITOR

Commentary

Saturday, December 18, 1965

"First the blade, then the ear, then the full grain in the ear"

PUBLISHED BY THE CHRISTIAN SCIENCE PUBLISHING SOCIETY

China and the world

Defense Secretary Robert McNamara has drawn a grim and pessimistic picture of the world's coming relationship with Communist China. He has warned the NATO foreign ministers in Paris that Peking may begin testing nuclear weapons by 1967, be able to drop them on European or American cities by 1975, and will seek to overturn Asia, Africa and Latin America as a step toward world conquest.

Sweeping as these forecasts are, there is little in China's words or deeds which can reassure us that they are overdrawn. Indeed, wisdom and concern for the future should persuade the world to give them the attention which any reference to the globe's most populous nation deserves.

The main question immediately becomes: supposing that Secretary McNamara has read China's intentions aright, what does the world do about it? Dark as history has often been, the disasters which did not befall mankind are in most cases worse than those which did. It can and, we believe, will be so in the case of Communist China.

Indeed, there are already glimmerings of hope that the "China problem" may be gradually falling into perspective and place. There is, to begin with, the fact that much of the world is coming to take a more realistic view of China, its ambitions and the means which it is ready to use to achieve these latter. During the past 12 months there has been an amply documented drop in both Asian and African friendship for and possible naïveté over China. During the same period the Soviet Union has shown increasing awareness of the danger which a revolutionarily resurgent China has for it. Finally, there has come a certain loosening in Washington's hitherto steelbound stand against most contacts with Peking.

These are not enough to contain or exorcise a Chinese danger. But they do hint that, as China more fully reveals its hand, much of the rest of the world has begun to recognize the danger signals. This is a necessary first step toward the working out of some practical solutions to the Chinese challenge.

We believe that the wisest course to pursue with China is to stand ready at all times to talk with Peking but also to repel all Chinese attempts to spread its influence by armed attack or subversion. Perhaps China's entry into the United Nations (with safeguards for Formosa's continued representation in the General Assembly) would help. This is still a moot question. Within the next decade, much will change. Faced with firmness and, where possible, friendliness, even Peking can learn to follow a wiser course.

Not taken for granted

It is not surprising that masses of Negro citizens in the big cities usually vote for candidates of the political party that has promised them the most benefits. But the time is passing when a party can assume it owns the Negro vote—that the loyalty of this minority group can be taken for granted, no matter what a party does or fails to do.

In recent mayoral elections Negroes in traditionally Democratic areas gave indications of willingness to leave the party to which they have long had ties. In Cleveland a Negro candidate for mayor came close to unseating the Democratic incumbent. Louisville Negroes were credited with helping elect a Republican mayor. In New York, the independent candidate ran unexpectedly well in normally Democratic areas of Negro population.

In the two largest American cities Ne-

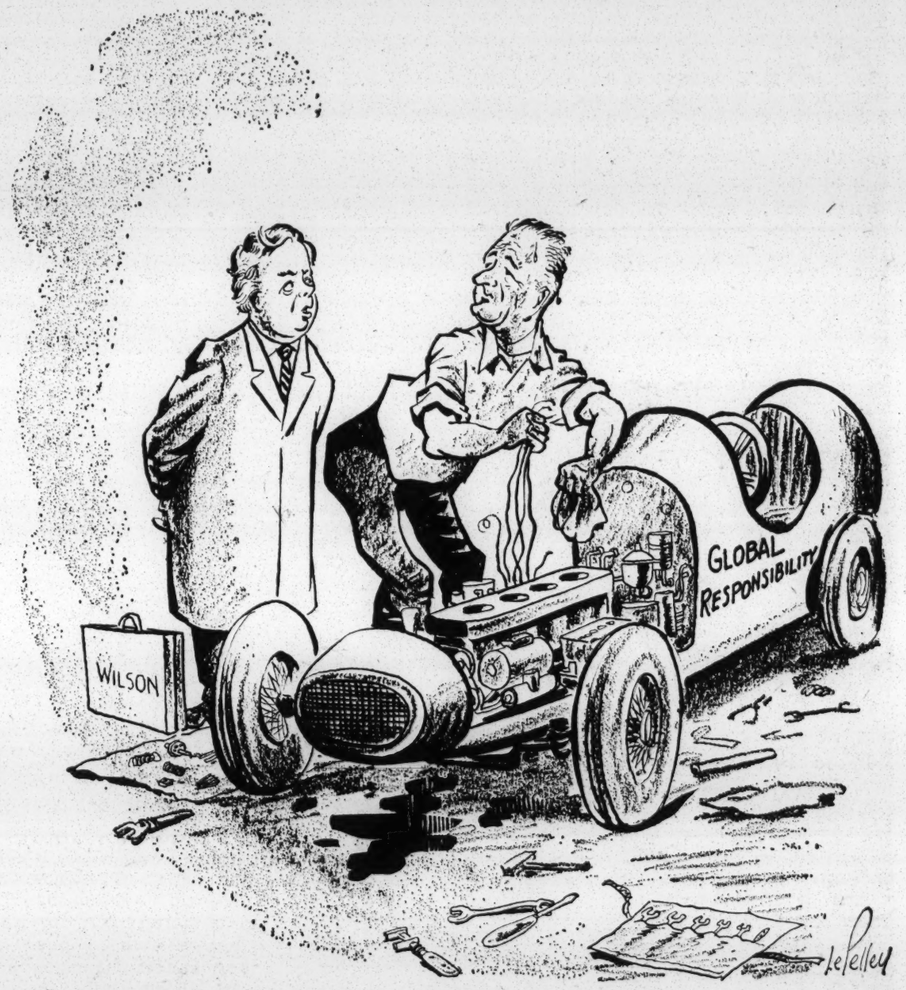
("We can't get the city hall to clean streets in our neighborhoods") to major ones about lack of influence in party councils. A "position paper" signed by 32 Negro office holders in New York not only protests lack of voice in policymaking sessions of the local Democratic Party but also demands more Negro representation on state and congressional tickets.

In Chicago there is talk among some Negro leaders of putting up candidates to oppose those of the local Democratic machine in coming elections.

Such drastic action may not be necessary or even practical. A change in voting habits is the first need. This sounds simple but it calls for sacrifice of patronage jobs on the part of many Negro Democrats.

Equally important is for the local Republican organization to give Negro voters some place to go. It must make clear its concern for and understanding of mi-

'So if you need anything . . . it's a British make, you know'



Let's think

Labor under the ceiling

By Erwin D. Canham

What is the future of the labor movement in the United States?

Is it to focus on better wages, fringe benefits, and working conditions for members of trade unions? Or is it to become something much broader and vaguer—a powerful political force working for general

age between Democrats and Republicans, by making it more difficult for liberal Republicans to benefit by labor votes.

It is obvious that organized labor does need a new program. It ought to be a program able to appeal to rank-and-file union members. That's the test of labor leadership's ability to retain

guard of labor leadership is moving from the stage. Extensive shifts in officers are under way. How can the new men mean as much to the members as the outgoing officers have?

The American economic power struggle is between management, controlling capital and the structure of the enterprise, and labor

On a Scottish island

A Christmas tree

By Mabel Grey Gehring

"Chrissie, tell us again about Christmas trees." This from one child. And from another, "Are they as big as regular trees?"

Chrissie replied, "Some of them are only as tall as a person's elbow, but they're all bonny when they get trimmed up."

At this moment a young girl entered through the half-open door and three shrill voices addressed her eagerly. "Annie, did you ever see a Christmas tree? Chrissie has seen lots of them."

Annie nodded. "Yes, when I was at school in Edinburgh." Then glancing toward a proffered chair, "No, I can't stay. Just dropped in to see how you're getting along."

This was on a Scottish island, where Chrissie, back on a visit, had grown up. She turned now to the children, saying, "I'll go a bit of the way with Annie. I'll be back soon."

Another minute and they were walking down a lovely lane—a murmuring stream on one side, a fragrant hedge of honeysuckle and wild roses on the other. Said Chrissie, "I'm glad I can help Peter out like this. When his housekeeper had to leave unexpectedly and he had no one to take care of his bairns, he thought he'd have to miss some important meeting on the mainland. The relief on his face when I offered was a grand sight. Oh, Annie, if I'd only had more sense 20 years ago—at your age—I'd have married him when he asked me. But no, I was full of ambition—sure I could be successful as a fashion model."

"Well, you are—one of the best, they say. And you're entertained at the swankiest houses in London."

Chrissie sighed. "How easily I'd give all that up—how very easily. Well, I'd better be retracing steps now—my young people might be up to something."

And they were! Longing to have a Christmas tree, right away, they had rummaged among their own small possessions and tied them on the branches of a potted plant in the parlor—a plant with a thick stem and rubbery leaves. They were gazing at it in puzzled silence as Chrissie came in and one of them queried, "Is it as bonny as it should be?"

She shook her head, the tears glistening. Then she stated with determination, "Wait until Christmas and you'll have a real tree."

"How do you know we'll have one?" "Where would it come from?" "How would it get into the house?" All three were speaking at once.

"Never mind now. It'll be here. Now not another question for I won't answer."

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In the two largest American cities Negro leaders are now discussing what they see as their lack of influence within their party. Complaints range from minor ones ("We can't get the city hall to clean streets in our neighborhoods") to major ones about lack of influence in party councils. A "position paper" signed by 32 Negro office holders in New York not only protests lack of voice in policymaking sessions of the local Democratic Party but also demands more Negro representation on state and congressional tickets.

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Such drastic action may not be necessary or even practical. A change in voting habits is the first need. This sounds simple but it calls for sacrifice of patronage jobs on the part of many Negro Democrats.

Equally important is for the local Republican organization to give Negro voters some place to go. It must make clear its concern for and understanding of minority group problems. When a good choice is offered, local government will be the gainer.

The last romantic

Only last month Somerset Maugham was listed in the Sunday Times of London among 100 key representatives of modern letters. Certainly the author of "The Moon and Sixpence" and "Of Human Bondage," whose long career has just ended, had the characteristically "cool" look of the modern.

Born in Paris and an original member of the Riviera's international set, he was cosmopolitan, if not out-and-out rootless.

He endured both people and experience with skepticism and a degree of alienation. No matter what might happen, or whom it might happen to, he appeared ready to pull out one of those fastidious writer's notebooks he maintained and clinically record all.

A study in aloofness, he cultivated the unloved and unloving face of a man early and thoroughly disillusioned in his nursery by a succession of indifferent nannies—as indeed was the case.

But another less visible Maugham coexisted with the elegantly blasé worldling.

This was the Maugham who had ecstatically read all of Scott before he was ten.

This was the Maugham who could out-Stevenson Stevenson on the Pacific: "You sail through an unimaginable silence upon a magic sea. . . ."

Long before James Bond, the British secret agent Ashenden had been fantasticated by this other Maugham, a masterful inventor of bravura plots at a time when plot was going out of style.

Inside the weary sophisticate, then, an unjaded child seemed to be signaling wildly to get out. It is this almost unintentionally winsome Maugham who is most likely to survive—less as a modern, if one may contradict the Sunday Times, than as the last of the 19th-century romantics.

Saudi resurgence

To the credit of King Faisal, the standing and influence of both Saudi Arabia and the Saudi monarchy have increased since he took over last year from his brother, former King Saud. The problem confronting all Saudis over the past two decades can be summed up in the phrase: adjustment to the second half of the 20th century.

In the days of his father, King Faisal was already the most enlightened of the Saudi princes—conservative yet understanding the need for change at home in a world already changing at breathless speed outside. Now on the throne, he manages to combine a style appropriate for a king with a personal example of austere probity. And with great shrewdness, he has chosen a middle course between the last-ditch conservatives of his faith and the impatient young radicals inspired by the example of President Nasser or of the Baath Party in Syria.

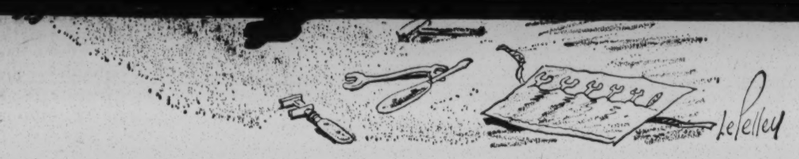
His policy is already paying dividends. Saudi Arabia is no longer the butt of scornful jokes in the Arab world—at least not in the way it was a decade ago. And young Saudi intellectuals getting their schooling abroad now tend to be loyal to rather than critical of their king. Above all, the course of events in Yemen has tended to prove King Faisal right and to show that in the Arabian peninsula the pace of needed change cannot be forced beyond a certain point.

Two developments of the past week fit into the apparent pattern of King Faisal's diplomacy. One is his visit to the Shah of Iran. The other is the disclosure that the Saudi Government has made a deal with British rather than American manufacturers for the supply of supersonic fighter-bombers. This deal represents less a swing away from the United States than a genuine desire to mend fences with the British.

Britain still has what might be called colonial outposts around the perimeter of the Arabian peninsula, from Aden to Muscat to the Trucial Sheikdoms to Bahrain. Eventually and inevitably British power will one day be withdrawn from these outposts. Apparently, King Faisal sees himself as the logical and most likely heir to British influence in Britain's present Arabian outposts. There is no reason to believe that Britain would be averse to this.

If King Faisal succeeds in setting an example of enlightened change within his kingdom and can simultaneously establish easy and honorable relations with the rulers now under British protection, his would be an influence for stability in Southwest Arabia and in the Persian Gulf. His interest in the gulf explains, of course, his visit to the Shah in Tehran.

The only big question mark hovers over who or what comes after King Faisal.



Let's think

Labor under the ceiling

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Is it to focus on better wages, fringe benefits, and working conditions for members of trade unions? Or is it to become something much broader and vaguer—a powerful political force working for general social goals, a quasilabor party though closely allied to the Democrats?

That is to say, is the labor movement running out of program to be achieved by collective bargaining? And must it strive to perpetuate and enlarge itself by taking on a much greater program? As work in the United States is continually upgraded in skill, does this also alter organized labor's role?

If guidelines such as those laid down by Presidents Kennedy and Johnson are to be maintained and objectively interpreted, does not bargaining become in a way pro forma?

When, therefore, does organized labor cease being a tool for improving the lot of the working man and woman, and become a structure for the attainment of socioeconomic programs or ideologies?

Objectives adopted

The annual AFL-CIO conference, just terminated in San Francisco, adopted a wide range of social objectives. It acted much more like Britain's Labor Party than Samuel Gompers' horny-handed workingmen. It moved even further into the policy framework of the Democratic Party. Thus it tended to widen the cleavage between Democrats and Republicans, by making it more difficult for liberal Republicans to benefit by labor votes.

It is obvious that organized labor does need a new program. It ought to be a program able to appeal to rank-and-file union members. That's the test of labor leadership's ability to retain power, to hold and enlarge membership. Wages, pensions, working conditions are pocketbook issues. But if improved wages and conditions are to be governed by a formula laid down by the White House, how does labor leadership justify its continuing demands on membership for money and mandate? Does a broad social program have any comparable appeal, especially when such a program — perhaps the identical program — is advanced by a Democratic President or candidate for that office who has the political office and instruments to carry it out?

Future uncertain

It seems to me that as long as presidential guidelines control the limits of collective bargaining — and as long as they are directly and accurately related to productivity gains—there is very little basis for labor leadership's appeal to its members. I do not think the alternative of a social program — labor's sponsorship of the Great Society—has a strong and indispensable pull on labor members.

Therefore, the future of organized labor is uncertain. Some elements of this uncertainty seemed evident at San Francisco. It comes at a time, too, when the old guard of labor leadership is moving from the stage. Extensive shifts in officers are under way. How can the new men mean as much to the members as the outgoing officers have?

The American economic power struggle is between management, controlling capital and the structure of the enterprise, and labor unions, controlling the work force. Government is the third party, often casting its weight decisively on labor's side, and occasionally on management's. Two great forms of capital are struggling with one another: money-management capital and work-force capital. The leaders of labor think and act more and more like the capitalists they are.

Stake in success

Unions and their leaders have a vast stake in the success of the enterprise, and of the national economy. Many of them have immense pension funds and other accumulations of capital, which they must invest in profitable ventures. Few, indeed, among them are socialists.

This kind of power struggle will continue, but if there is a rigid ceiling on gains it will be hard to retain the enthusiastic and sacrificial support of rank-and-file membership.

Unskilled labor becomes less and less important. The AFL-CIO demand for a $2 an hour minimum wage is self-defeating, for it will create unemployment among those who need jobs most: Negroes and youth.

Organized labor needs creative statesmanship as never before.

model."

"Well, you are—one of the best, they say. And you're entertained at the swankiest houses in London."

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The youngest child was staring at her solemnly. Then he said, "We *like* Chrissie."

She caught him close with a smothered, "Oh, Petey." Then she added, briskly, "Get brushed up, all of you. Your dad will be here shortly."

Peter arrived within the hour and soon afterwards Chrissie went back to the Royal George Inn, where she had a room. On the way there she stopped at her young friend's house. "Annie," she announced, "I'm going to ship in a Christmas tree for the youngsters. Will you hide it until Peter picks it up?" Then wistfully, "How I'd love to see their faces. . . ."

Annie was a natural matchmaker, so she decided to do something about this situation. The following evening, therefore, she went to the post office at the same time Peter usually came for his mail. When he appeared she went straight to the point with a flat statement. "You and the bairns will certainly miss Chrissie when she goes."

"Aye," glumly, "that we will."

"Then why don't you persuade her to stay?"

"That wouldna be respectable."

"Oh, I mean ask her to marry you."

"Annie, I wouldna have the effrontry — her wi' London at her feet."

"Maybe she'd rather have you."

He eyed her searchingly. "Do you ken something that I don't ken?" To which she retorted, "That's for you to find out." And away she hasted.

The next morning, Sunday, as Annie approached church, Chrissie was coming from the other direction. She held up her left hand on which was Peter's signet ring and whispered jubilantly, "We're to be married in Glasgow and we'll take a wee jaunt but be back the week before Christmas and we'll come for the tree and get it into the house after dark and we'll do the decorating Christmas Eve and. . . ."

The bells which had been pealing for fifteen minutes halted abruptly. Conversation between the two also halted abruptly, but each had an air of quiet contentment as mounting the steps they entered into the peaceful old building.

Signs of disharmony

By Richard L. Strout

Washington

Many feel the Federal Reserve Board should be "independent," but it is the independence of an oarsman in a two-man rowboat above Niagara Falls. The boat is the economy and the White House has one oar, the Fed another; each is independent but unless they pull together they may go over the falls.

In a sense, therefore, the Fed can be independent *within* the federal system, but it cannot be independent *of* it.

There is another feature that writers note. There is real disagreement among experts whether the Fed's monetary power, i.e., the ability to raise or lower interest rates and to turn on and off the supply of money, really can control inflation. Some say "yes," some say "no"; there is room for honest disagreement.

Of course inflation can be checked by bringing the nation's economy into a recession, or stagnation. But the board itself is the last agency that wants that. It does have a powerful influence on the economy, certainly. When it is wielded in harmony with the executive—when the two oars flash in unison the country should feel relieved. When there are signs of disharmony as at present, there is real cause for anxiety.

The layman may be surprised to learn how complex this debate over the board's status is. In March, 1964, Prof. Milton Friedman, the conservative and brilliant economist of the University of Chicago who was one of the advisers of Barry Goldwater, told a congressional committee that he opposed the "pseudoindependent" status of the system. Dispersal of monetary authority in government, he argued, "is likely to do more harm than good—as in the past."

Dozens of authorities take just the opposite view; the political authorities, they feel, should yield to the board's judgment when there are differences. The difficulty is that when it comes to a showdown the politicians must answer to the electorate.

Some subordinate changes in the board's operation might make things easier though they would not resolve the basic controversy. The highly respected Commission on Money and Credit in 1961 made certain recommendations. Though the Fed would still be independent, the commission proposed that the president should designate the board chairman, and that the latter's four-year term should be made coterminous with the president's. Thus a chief executive would be dealing with a chairman he had personally selected. Chairman William McChesney Martin backs this change.

The commission also proposed cutting the board membership from seven to five and reducing terms to 10 years from 14. Each governor would then become more powerful, but at the same time the influence of the president's appointive power would be enhanced. The commission proposed overlapping terms so that a president would have one vacancy to fill shortly after inauguration. This would be a powerful influence on a five-man body.

By coincidence, President Johnson will be able to influence the present membership decisively next month. The 14-year term of a member who is ineligible for reappointment expires in January. Under the present membership the board voted 4-to-3 against the President's wishes last week; by his new appointment the President can reverse this and get a majority on his side.

These and other changes were recommended by the neutral Commission on Money and Banking in 1961. They may influence Congress if it finally decides that legislation is necessary to meet the present unsatisfactory and potentially dangerous situation.

SITE BOUNDARY

SITE DESIGNATION

housing — A 1 to E

commercial facilities — F 1 to F 8

industrial facilities — G 1 to G 5

institutional facilities — H 1 to H 11

public facilities — I 1 to I 7

public recreation areas — J 1 to J 8

minor adjustments of property lines and rights of way — S 1 to S 17

PROJECT BOUNDARY

PROPOSED LAND USE

residential

commercial

industrial

institutional

public open space

PROPOSED LAND USE PLAN

DRAWN BY:	L. F. M.	REVISIONS	
TRACED BY:	A. L. S.	CODE NO.	R-213
SCALE:	1" = 200'	FILE NO.	
DATE:	9-3-63	MAP 2 OF EXHIBIT B	

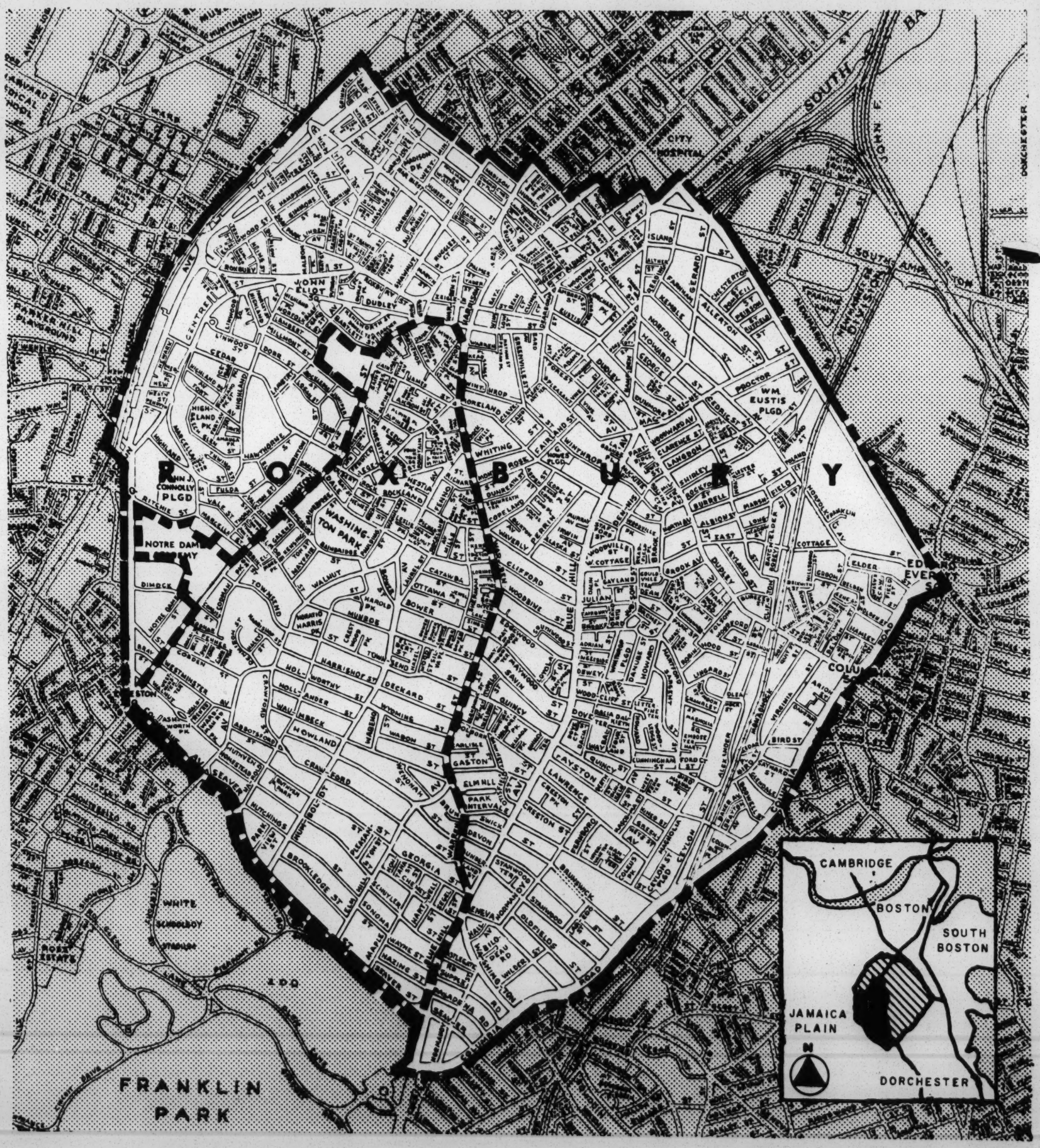
N

Washington Park Urban Renewal Area R-24

BOSTON REDEVELOPMENT AUTHORITY

ROXBURY-NORTH DORCHESTER GNRP* AREA & WASHINGTON PARK URBAN RENEWAL AREA

	BOUNDARY	ACREAGE	1960 POPULATION	FAMILIES	STAGE
GNRP AREA		1,700	82,247	23,000	GENERAL PLANNING
RENEWAL AREA		502	25,922	6,467	PROJECT EXECUTION



*GENERAL NEIGHBORHOOD RENEWAL PLAN

BOSTON REDEVELOPMENT AUTHORITY

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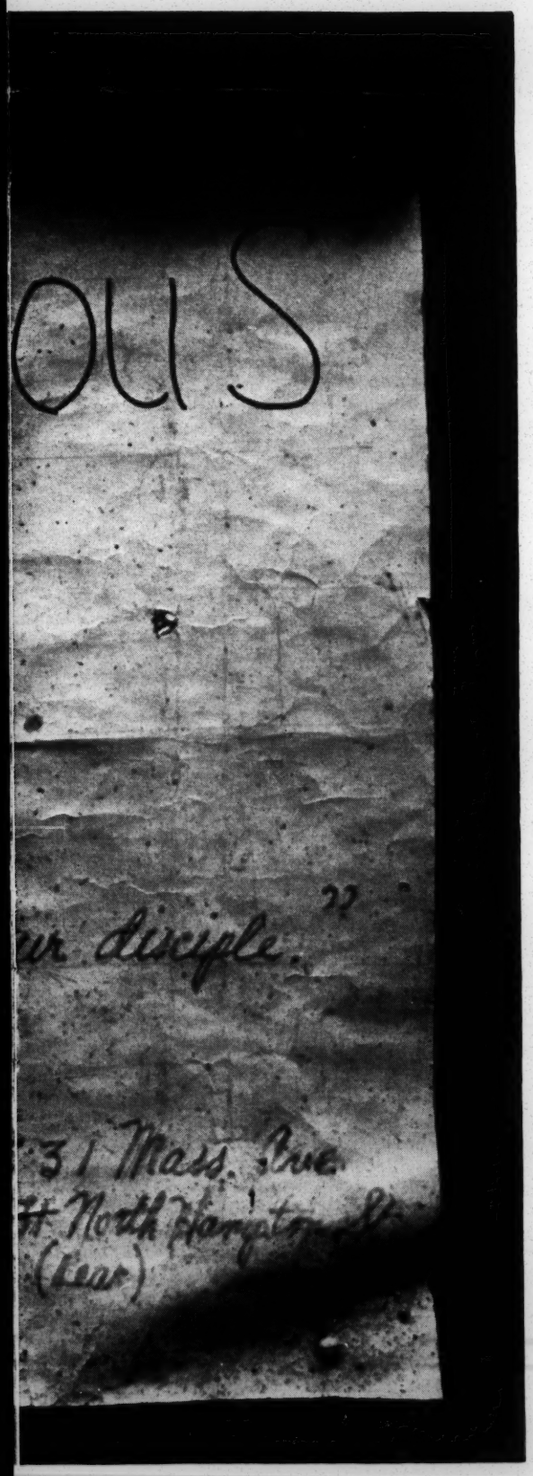
The South End Today

A Special Report



The South End Today

The people who live in it are fiercely proud of it one day, hopelessly discouraged the next. It is very Boston — and today that means Change

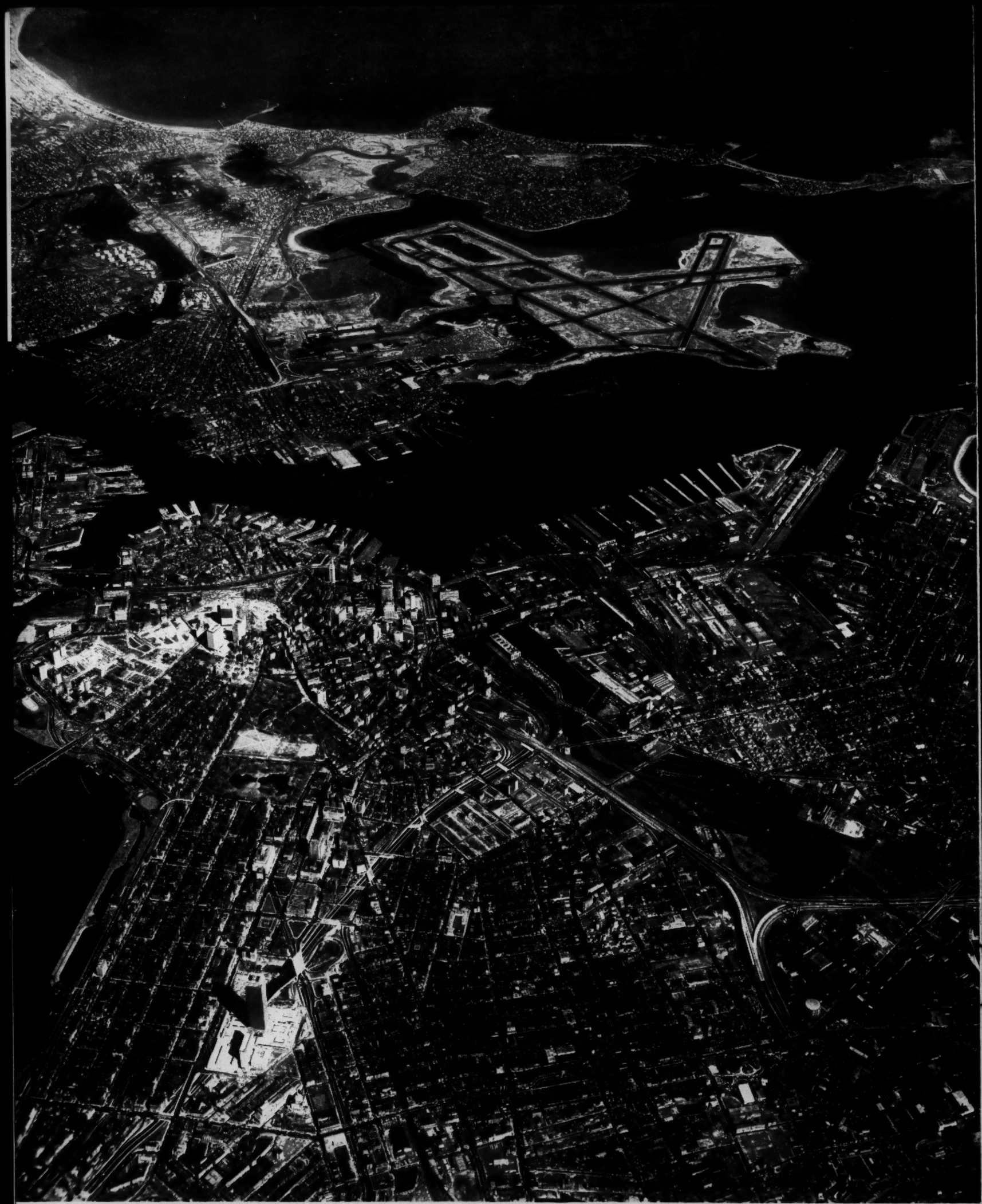
"One of the major problems that the South End has had to suffer – really *suffer* – and which has interfered with the renewal of the South End in the comprehensive sense has been the stigma that's been attached to this community for many years – the negative image that outsiders have of this area. This image has *some* basis in fact: there is prostitution on a large scale in some parts of the community, there is a skid row, there are poor housing conditions. Nevertheless it's a maligned area; this negative image has been portrayed constantly in newspaper reports and elsewhere, and all the good and all the positive and strong aspects of this community have not been emphasized. This adds to the area's deterioration, because if people feel negatively about a community, then they become reluctant to identify with it, and feel apathetic and overwhelmed."

–Charles Fraggos
Director, Community
Organization Services
United South End Settlements

FIRST IMPRESSIONS: dust and the smell of cheap cooking fat; the raucous sounds of alcoholic laughter, glass breaking, loud metallic music floating out of bars. It seems unkempt, hostile, and vaguely dangerous. It is night and the neon lights provide a discouraging kind of illumination. This is Tremont Street (and Washington Street and Columbus Avenue) in the South End: slum street, part of a very negative image projected by this particular community. Historically an important street, as are all of Boston's basic old streets. Tremont in the South End is the very same Tremont that runs along the east side of the Common and past the Parker House to the Government Center, but it seems hard to believe. Tremont Street in the South End is a mulligan stew of filth, poverty, and

continued on next page

This report was written by the staff of BOSTON *Magazine from research compiled by Pat Brown.*



In the above aerial view of Boston, shot from 12,000 feet, the South End area is composed of Huntington Avenue and the Prudential Center to the West, the Turnpike Extension to the North, the Southeast Expressway to the East, and the proposed route of the Inner Belt Expressway to the South. At the far left is the Charles River, and Logan Airport, to the North, is at the top (Photo courtesy Aerial Photos of New England).

dead-end futility. Citizens of the South End are the first to admit it, and are greatly dismayed by it. To outsiders, they are defiantly hopeful that the future will bring better days to a part of Boston that was once as proud as Beacon Hill. The past, however, is one thing and the present is another — and much more forceful.

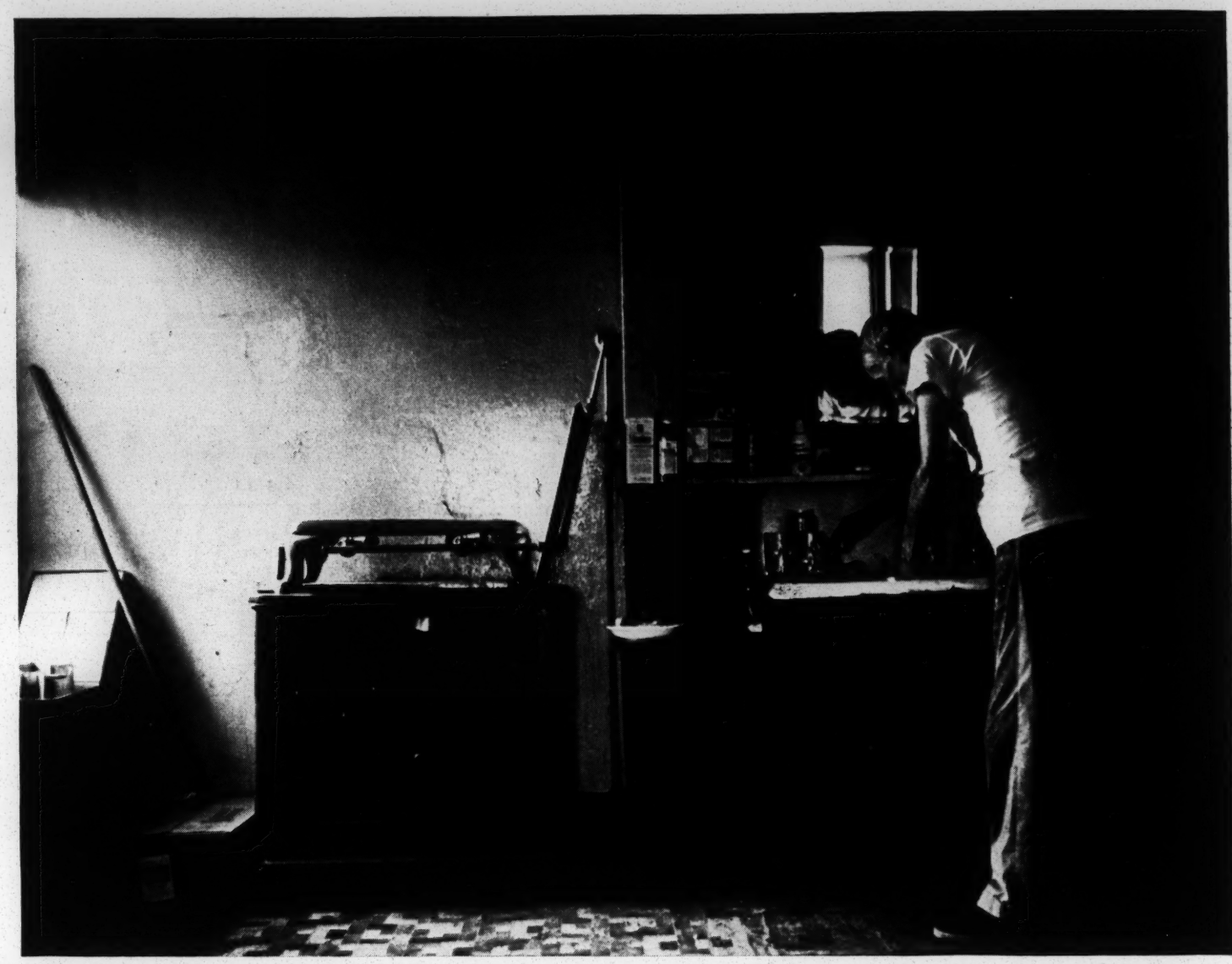
But Tremont Street is only part of the South End. Down the side streets there are other components of the community: graceful brick Victorian townhouses, dappled with sunlight filtering through enormous old elms, quiet except for the sound of children playing street games. Behind the brick facades there is a community in action, speaking out with vitality and strength, eager to deal with its problems, bearish in its pride and optimism for the South End. The members of this community speak of the South End as an area of such warmth and richness and variety that suburbia pales by comparison. They are also realistically concerned with the problems which face not only the South End but all urban residential acreas today: high-school dropouts, wide-scale unemployment, inadequate housing, poor public facilities, political apathy.

Mel King, a social worker and candidate for election to the Boston School Committee, describes one element of the South End's population: "You walked down the street just now and you saw the broken, the bent, the disturbed, the beaten – people out there beaten because they failed to adopt the modus operandi of the system, which is necessary in order to make it." There are others who make it against unfavorable odds. "In a neighborhood like this we have large numbers of families who do beautifully," says Virginia Rivard, also a social worker. "They have real strength. We could all learn from them how to make a dollar do the work of two. They manage their own lives and do it well."

Between the extremes of those who succeed and those who don't there is a complete spectrum, somewhat concentrated toward the lower end. The South End is full of people who have been on the receiving end of the abuse and neglect of other people and who have reacted to it in a variety of ways. Their problems are a microcosm of mid-twentieth-century urban life.

But into this microcosm drop the second largest urban renewal plan ever undertaken in the United States, and its configuration changes. Even in the planning stage, where the program is today, its impact is beyond

Over the years, the bow-front houses of the nineteenth century have been put to a multiplicity of uses; now they wait for restoration.



"My great dream is that I could have an apartment, maybe two rooms, and some nice clothes. And some friends . . ."

comprehension. In its physical aspects alone it will certainly wreak drastic changes on the face of the South End. For better or worse – and it is subject to both interpretations – its consequences will be felt by the most isolated roomer living alone and hitherto unnoticed in one of the South End's myriad single-room apartments. The program is intended to cope with the South End's proliferation of problems; it may well create new ones, equally insoluble.

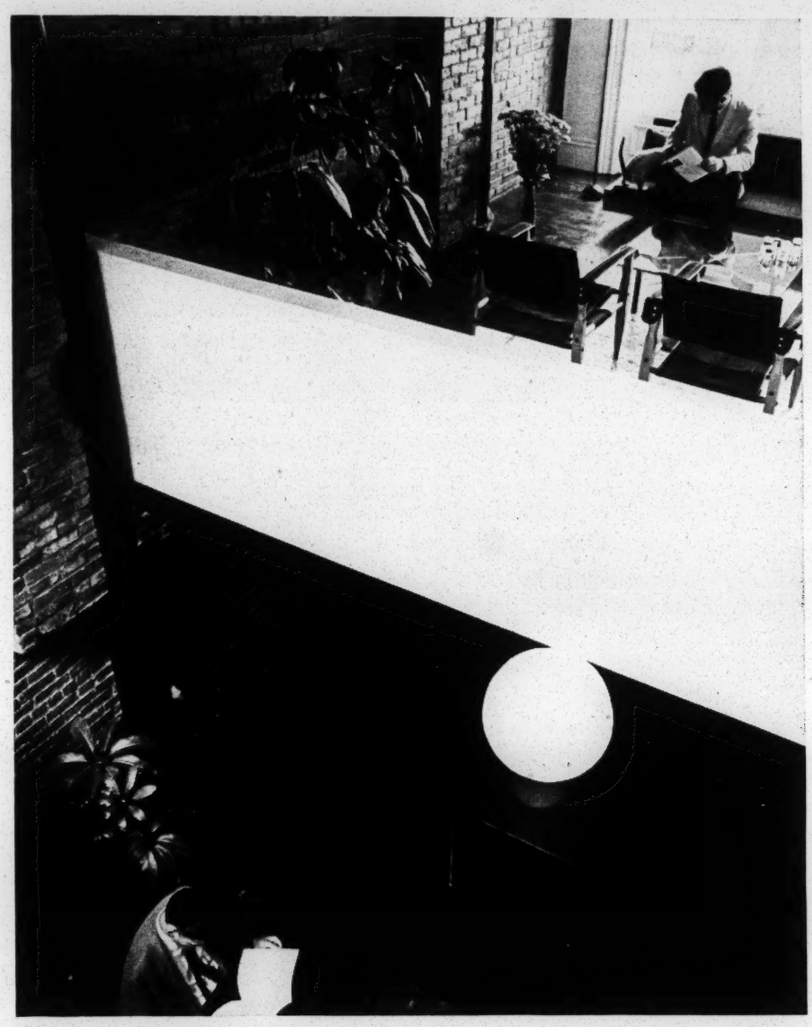
THE POPULATION of the South End is composed of people from at least forty different ethnic backgrounds, for the most part concentrated as elsewhere in homogeneous subcommunities: Syrians on Shawmut Avenue, Chinese on Waltham Street, Greeks on Dwight Street. "From the standpoint of community organization," says Dick Green, South End Project Director for the Boston Redevelopment Authority, "the South End is both the oldest and best in the city — and possibly one of the best in the country." The organizational backbone is the sixteen Neighborhood Associations, delineated geographically and generally about four or five square blocks in area. The Associations work on local problems — police protection, trash collection, street lighting, and so forth. Together they form the South End Federation of Citizens' Organizations (SEFCO), which deals on a community-wide level with the same problems.

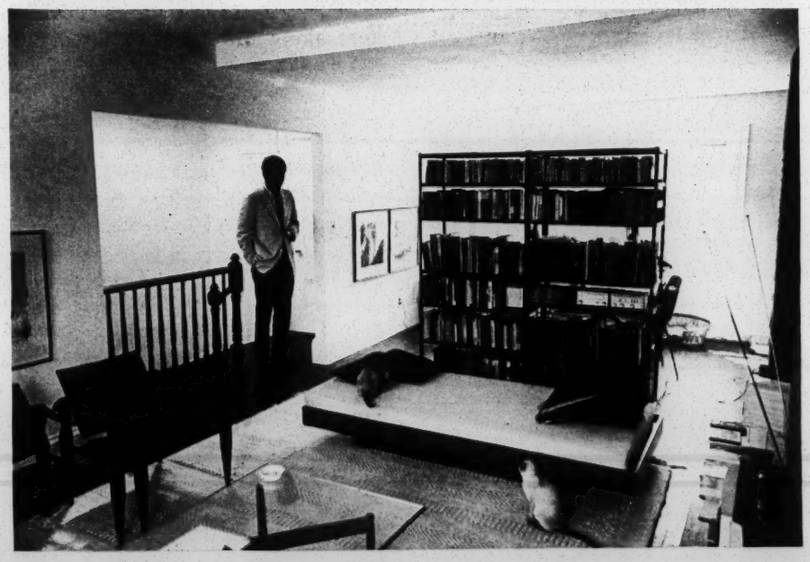
At the individual level there is no dearth of neighborhood activities in the South End. "I can think of countless people who never say no to anything," says Virginia Rivard. "They've got two jobs — one lasts all day and the other all night." As the volunteers get to know each other and their community, they contribute a small-town warmth and cameraderie that is rare in any city. In warm weather people sit in the dusk on their stone Victorian steps and chat with their neighbors — something never seen on identical doorsteps along Marlborough Street. And people who work in the South End but live elsewhere are conscious of this rapport too; "At home in Chestnut Hill," says a South End storekeeper, "I don't talk to my neighbors because they don't talk to me. Here I know all my customers by their first names and I see them going out of their way to help others in need. They really care about each other."

Supporting and supplementing the activities of individuals and citizen organizations are a number of community agencies, notably the United South End Settlements (USES), and the South End's thirty-four churches. USES operates out of seven centers staffed with many social workers who live in the South End and thus are more than ordinarily interested in their

Renaissance at 36 Gray Street

THUNDERATION! There is a man in his shirt sleeves on those steps." With that discovery, the father of the late George Apley sold his handsome bow-front house in the South End and moved his family to the fashionable confines of Beacon Street. This incident in Marquand's novel occurred in 1873, the year of the financial panic which triggered the decline of the newly developed South End. When the dust settled after the monetary upheaval, banks held mortgages on many of the new houses. Real estate values plunged as the Apleys and other wealthy landowners retreated across the railroad tracks. By 1890 the South End, although a few decades earlier considered the most promising district in town, was a wilderness of bars and rooming houses.





Today the South End is staging a comeback. People are moving into the area not because they have to, but because they want to. Architect Tom Green is one of the new converts. His search for a townhouse quickly led him to the South End, where prices are considerably lower than in other parts of town (on Beacon Hill, town houses start at a whopping $40,000). Mr. Green's affection for the area is not tied by purse strings, however. He believes the South End is "potentially the most interesting neighborhood in town — and the most intact from an architectural point of view."

Tom Green house-hunted for two years, noting with some agitation that the price of one house rose from $7,000 to $12,000 during that period. Last year he bought 36 Gray Street, a hundred-year-old brick house on a quiet residential street four blocks from Copley Square. Despite antiquated plumbing and wiring, the structure of the house was in good shape. Mr. Green moved right in and proceeded to tear down walls, take out half the second floor, convert closets into bathrooms and side rooms into closets. To help with expenses, he improvised the furnishings and rented out the top floor.

The result is clean and Scandinavivan. If the house lacks a woman's touch, Mr. Green will hear about it soon enough. On October 16 approximately two thousand women will invade his bachelor citadel; 36 Gray Street is on the League of Women Voters House Tour, which this year explores the South End along with old faithful, Beacon Hill. The League's choice of the South End is evidence of the burgeoning interest in a long neglected neighborhood. As the visitors tour from house to house along South End streets, they will probably sense some of the excitement of the place. As one South End resident put it, "Moving here is like joining a crusade.'

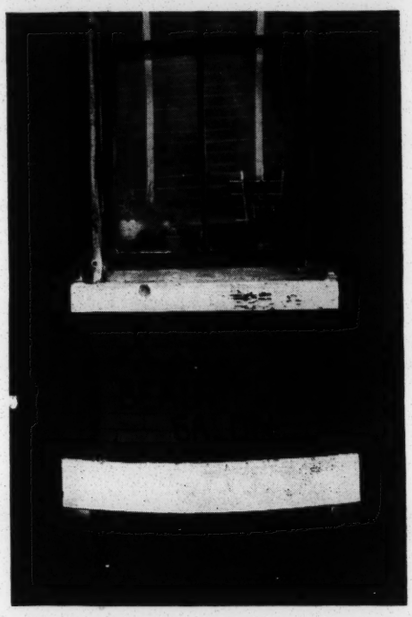
work. Their activities include home visits to the sick, financial advice, family counseling, organizing activities for the isolated and lonely, and working with children and teenagers.

Despite the existence of such a relatively large number of community organizations, social progress in the South End has been mostly confined to individual cases — and even here there has been something of a vicious cycle, in which people moving up in society flee the area for greener pastures, and are replaced by people moving down. "The South End has been a dumping ground for every social problem," says Tom Deely of the BRA, "and these problems have a habit of replenishing themselves no matter how they're attacked."

One reason the South End has so much trouble solving its problems is that it lacks adequate political support. There are no representatives from the South End in either the state legislature or the city council. The Neighborhood Associations have been working on this problem with the help of USES's Community Services Department. "We've gotten some excellent support from our legislators," says Chuck Fraggos, director of the Department. "When SEFCO had an informal coffee hour with the legislators, all thirteen came. They were impressed with the turnout — over four hundred people came — and with the wide range of questions that were asked. When we first asked the legislators down, only one – John Frenning – came. Times are changing." Royden Richardson, minister at the Tremont Methodist Church, thinks that the increased attention being paid to the South End inevitably bodes well: "The South End isn't a political entity, which makes things difficult, but if we can get all the people who have an interest in the South End to keep looking out for it, things could become really exciting."

It would be hard to list, in order of importance, the problems which the South End is tackling; but certainly housing would be at or near the top of anybody's list. The community has many well-kept homes, usually owned by the people who occupy them. But half of its residential structures are absentee-owned rooming houses and apartment houses. Few of these are exemplary, and many are deplorable. "The typical substandard rooming house is badly deteriorated," George Vounatsos, director of the Shawmut Neighborhood Center, says. "In the average room there are no cooking facilities; there are one or two ancient relics which pass off as bureau and bed; the linen is filthy; the roomer cooks and washes his clothes in the same utensils, on a makeshift burner which he's not supposed to have."

Sometimes the rents are outrageous, and exploitation is obvious. "There are families here paying $200 a month for a decrepit apartment," Tom Deely says, "because they lack the sophistication or the education or the knowledge of the market to do better. And sometimes if they haven't got a good credit rating they don't have the freedom to move around."



On the other hand, even those landlords and homeowners with the best intentions in the world face major stumbling blocks. There are some two hundred abandoned buildings in the South End, and when they stand in the midst of a series of row houses – crumbling and boarded up and surrounded by refuse – they cast a pall over the rest of the street. Because of vandalism and the threat of fire, adjacent property owners find it difficult or impossible to get bank loans and insurance. If they can scrape together some money, they may try to buy the abandoned building, but frequently this is a frustrating proposition inasmuch as getting through the necessary red tape can take months or even years. The process of decline is much more difficult to reverse than to set in motion.

The BRA's urban renewal plan concentrates, as most such plans do, on housing. Dick Green and Tom Deely – and other BRA planners – speak of the South End in the first person plural: our streets, our problems. They have obviously managed to flavor their professional objectivity with some emotional attachment to the South End. "We were overwhelmed when we first came in," says Dick Green. "The South End has *all* the urban problems. You name it: poverty; 116 liquor licenses; the banks and insurance companies haven't had confidence in the area; the traffic's a mess; the fire rate is high; industry is mixed in with housing. Down on Greenwich Street, people showed us houses that previous planning projects had designated for industrial use, and they asked if we thought they *should* be for industrial use. We said we didn't really know, because we didn't know enough about the area. But then they very carefully took us into all these houses up and down the street. It's a lovely little street, with very human-scale houses, and it got to us all eventually. We said, 'It's a shame that this should be for industrial use,' and when we said *that,* they said, 'Why don't you come in for a bite to eat?' They had staged a tremendous snack – that's an understatement – but they weren't going to give it to us until they got our reaction."

Basically, the plan the BRA came up with concentrates on moving all non-residential activities to the western part of the South End, and leaving the eastern side for residences. Seventy-five per cent of the existing structures are to be retained and renovated, thus saving most of the row houses. Traffic from the industrial sector is to be routed around the South End via such existing arteries as the Fitzgerald and Southeast Expressways and such future ones as the proposed Inner Belt and Southwest Expressways. Tremont Street, which cuts through almost all of the South End's subcommunities, is to undergo a vast upgrading which will include drastic cutbacks on the liquor licenses – thus, it is hoped, forcing most of the area's more unsavory establishments to move on. New community facilities are to be added, primarily at the gateways to the South End and the center area: units of public housing for the elderly and for low-income and middle-income families, a Cultural Arts Center, new schools and playgrounds. All structures not demolished will be renovated to meet Housing Code standards.

Because Dick Green *et al* were conscientious about going to the South End and involving its residents in the urban renewal project, the plan was well received at its public hearing in

late August. All in all, the plan has been presented and discussed before a total of one hundred and fifty-five groups. Nevertheless there have been communications problems; Mel King ran a sample survey among South Enders and found that something less than twenty per cent of the people contacted had ever seen the plan or knew anything about it. Royden Richardson points out that "despite the large number of well-informed people here, there is a larger number who have no concept of what is happening and thus will have no voice in matters which will affect them deeply. They've had an opportunity to have a say; but life simply presents them with so many pressing problems, they're so busy worrying about today that worrying about tomorrow is a hopelessly difficult concept."

These people may face wholesale relocation. Their housing will undergo the greatest upgrading, which almost automatically means that their rents will go up too. This is an old urban renewal story: whole subcommunities are forced to leave a renewed area because no housing remains that they can afford; frequently they move away into other slum areas in the rest of the city. The fabric of the neighborhood they are forced out of is left in shreds; whatever it may become, it is never quite the same again. Since many South End residents are happy to see these low-income people leave, not much has been said on their behalf, but a few people – mostly social workers and ministers – feel that their problems are of critical concern.

One answer, of course, is low-cost public housing, but in the South End the phrase carries a stigma – partly because the existing public housing is so unattractive. It sits in overwhelming monoliths of yellow brick, arranged like giant toy blocks on a sterile asphalt floor. Despite attempts to plant trees and shrubbery, it remains an unyielding eyesore; and to the rest of the community, it means failure. Its occupants are, in the eyes of other South Enders, "those who can't make it like the rest of us; those who have to be fed at the public trough." No matter how inaccurate or over-simplified this impression may be, it still means public housing to most people, and they don't want any more of it in the South End.

The BRA has yielded to this pressure, and its plan calls for only three hundred public housing units, on scattered sites with no more than fifty units per site. Nevertheless the BRA feels that a massive exodus will not take place, for the principal reason that interest rates from banks and insurance companies are scheduled to drop sharply when the plan goes into effect, thus making home-owning much easier. The BRA also argues that the South End's normal five per cent vacancy rate will absorb many of the dislocated people, and that privately-sponsored non-profit rehabilitation of the two hundred abandoned buildings will absorb the rest. Lastly, the renewal is phased as much as possible so that demolition will be gradual and existing structures will remain standing until new ones are ready.

Not a few people feel that the BRA is hyperoptimistic. "We've tried to fix up some of the abandoned buildings," says Mel King, who is involved in two of the non-profit housing groups, "and we've found it so expensive that the rents we have to ask are in many cases beyond what the people in this area can pay." There is, further, the mixed blessing of an influx of young middle-class people from other parts of the city. In the past year or two it has become both fashionable and economically sound to buy up town houses at low prices, renovate them at favorable interest rates, and move in with their families. Some of them are moving in to give their children a chance to grow up in a multi-racial, multi-ethnic community; others are moving in because it's the thing to do; still others have visions of making over the South End into a Georgetown of sorts.

Despite the good intentions of such people, Mel King and Royden Richardson and a few others voice concern that, once again, the low-income people will be forgotten and forced out in wholesale lots. They think that the new young middle-class arrivals are basically self-centered and only secondarily concerned with the community at large, although Rev. Richardson does feel that these people "can, in time, become real allies to those of us who are interested in rehabilitation as well as upgrading and rebuilding."

IN THE WORRISOME low-income population there are four main groups which account for a disproportionate percentage of the South End's problems: the single unattached people who live in rooming houses, the skid row population, the aged, and the school-age children and adolescents.

Those who live in rooming houses frequently occupy the same room on the same street for twenty or thirty years; they are, on the whole, largely isolated from the rest of the world; their families live elsewhere, they have few friends; there are no birthday parties; Christmas is just another day. Some of them live entirely on general relief, which means an income of fifteen dollars per week. In the past, the social agencies have not had much contact with these people simply because there have been so many problems of overriding importance. Thirteen months ago, however, USES opened a new service — the Shawmut Neighborhood Center — which is designed to go out to these people rather than waiting for them to come in. Their most basic problem is loneliness – in all its ramifications – and frequently they are unaware of the various services available to them: visiting nurses, legal aid, welfare adjustments. When housing conditions are upgraded to Code requirements, many of these people will live in better physical conditions. But they have other, less tangible needs. George Voutnatsos of the Shawmut Center wonders whether "anyone really knows how to improve the lot of the single, isolated individual. I know it's not enough just to give him the money to exist. He needs company, he needs dignity, he needs a place other than a barroom where he can hang his hat for recreational purposes. I think these problems are *beginning* to be dealt with effectively – but the millenium is not in sight."

The South End's troublesome skid row population, which is too transient to count accurately but presumably numbers in the thousands, presents special problems beyond the scope of any urban renewal plan. Many of its members migrated to the South End from Scollay Square and the West End when they were demolished; they now are most heavily concentrated on Dover Street and at the Dover Street end of Massachusetts Avenue. There are Salvation Army missions scattered through the area, and the churches try to help these people too; but Gilbert Caldwell, minister of the Union Methodist Church, speaks for most of his cohorts when he terms such efforts "a stopgap, bandaid kind of approach. Inviting these men in for a meal and a bath and a bed satisfies physical needs to some extent, but it doesn't speak to the underlying problem of alcoholism."

In addition to his religious work, Rev. Caldwell is coordinator of the War on Poverty in the South End. At the moment he is working with Boston University to develop a skid row rehabilitation program which will focus on the basic alcoholism prob-

lem. He hopes to open a treatment center on Dover Street where B.U. medical school and mental health staff members will treat this particular subcommunity and carry on basic research. "This is the kind of in-depth approach to alcoholism which we currently lack," Rev. Caldwell says.

When the urban renewal plan goes into effect, the cutback of liquor licenses and the anticipated closing of numerous dubious establishments will probably cause much of the South End's skid row population to emigrate. Not many South Enders will miss them. They are, nevertheless, people – people much in need of help from other people. Where it will come from is unclear. "I think this type of person is not compatible with a residential neighborhood," Royden Richardson says. "Sometimes people ask me if I care about them. Of course; they're human beings and I care about human beings; but I also know that there are other human beings who need care too. The many families here – they need care. These drifters just aren't compatible. So if I had to make a choice, I'd sacrifice the drifter." But then he adds, almost apologetically, "I wouldn't want to completely abdicate my responsibility . . ."

FOR THE ELDERLY, the South End is a convenient way station en route to death. The rooming houses are inexpensive; hospitals are close by. The result: a staggering twenty-five per cent of the South End's entire population of 31,000 is over sixty years old. They, too, suffer from loneliness and isolation. "They cook badly for themselves and forget to eat," Virginia Rivard says, "and they're not able to do for themselves all they ought to do. They get cut off from the world, but for many of them it's not a new problem. Many of them have been single-roomers for years; now they've simply moved into the 'elderly' category and become another kind of statistic."

There are many organizations for the elderly; in fact, of all of the South End's subcommunities, their needs are the best met. They were not without spokesmen during the urban renewal planning; the five hundred planned housing units for the elderly will be located near churches, shopping centers, and community facilities. Neverthless the lives of many old men and women in the South End would be and will be bleak no matter what is done for them by governmental and private agencies. Theirs is a national and cultural problem rather than a local one: nobody wants them; they are a burden on their children; they have to live *somewhere,* and the South End is as good, or as bad, as anywhere else. Not all of the elderly people in the South End like to talk about their lives or will even permit an interview. The sight of a tape recorder looks official; official things aren't always welcome. But a man named John Allen (a pseudonym, of course) was willing to sum it all up:

> Before I bought the television, I would just sit and look out the window. I don't go out much . . . just to the liquor store, a block or two, and downstairs to buy food. Not like those drifters in the street — they can't take care of themselvs. If I go out they ask for a dime, for a drink. Sure, I drink myself — I'm not an alcoholic, you understand — so what can I say? I give them a dime if I have it. But this television is so nice. The television is all I need for myself. If I could have a television or a car . . . I'd choose the television. I don't go out very much at all. I like Bob Hope . . . The worst is being sick. It's so lonely when I'm sick I can't hardly get out of bed sometimes. Nobody comes up even to see if you're alive. I've lived in rooming houses all my life. It used to be they came up every day and made the bed. Now nobody comes . . . Last Thanksgiving the landlady was cooking downstairs and she gave me a dollar and a half and said, "John, now you go out and get yourself a Thanksgiving dinner." Now, I'll tell you, I feel good about that lady ever since. People trust me, my credit is good. If I borrow a dollar, I always pay it back . . . My great dream is that I could have an apartment, maybe two rooms, and some nice clothes. And some friends.

John Allen watches Bob Hope and waits, and waits. He hears about urban renewal on the eleven o'clock news (the voice of Katherine Craven, the face of Edward Logue, and vice versa) but other than that it means nothing to him. He is at the end of the line in any case.

AT THE OTHER END of the line — also waiting — are the South End's children. For a few, the line leads to nirvana. They come from good families, they succeed in school, they go on to good jobs and raise fine families (usually somewhere else). No problem. But there are others for whom the line goes only to a room like John Allen's. Their problems are overwhelming. They have been studied and restudied ever since social workers came into being, but there has been little progress, if any. Adulthood offers them a chance to be unemployed, or to become a drifter, or to embark on a career in the broad field of crime. This is an easy way out, frequently taken.

Five new school buildings are included in the BRA plan for the South End, replacing four which were built before 1890. Some feel this is not enough. School Committee member Arthur Gartland says: "At the rate at which we're going, we could optimistically say these schools will be available in five years. We must hope for something better than that; whether we'll get it or not, I don't know."

In the existing public housing projects, forty-six per cent of the white and forty-five percent of the Negro students annually drop out of school at one level or another; in the so-called hard-core groups, the dropout rate runs as high as eighty-five per cent. "The school system doesn't have any really basic, gut-level programs," Mel King says. "Most of what little is done for dropouts is done outside the school system, through ABCD." ABCD (Action for Boston Community Development) has initiated guidance counselng and remedial reading programs in coordination with the schools; Arthur Gartland says cautiously, "I think they're becoming aware of the needs."

AGAIN THERE ARE overtones of stopgap, bandaid action. A more basic educational problem is the relative non-communication between parents and teachers. "I've long had a feeling, which I've frequently expressed, that the parent-teacher associations are ineffectual," Arthur Gartland says, "that in too many schools too few parents attend; that in some of the schools in the so-called difficult districts, meetings are held only in the afternoons, if at all, and they're infrequent. Afternoon meetings in effect exclude fathers, except those who are unemployed, and exclude working mothers too. I heard a principal in the South End say, 'Anybody can come here at any time.' Well, that's not quite the same thing."

"This is part of the gap between the home and the school, between the school and the community," Mel King adds. "Principals will say that we have an open door policy, that parents can come in, but what does it mean to parents who are inarticulate, who have had bad school experiences themselves, who look upon the school people with some kind of awe? To say that you have an open door policy means nothing. If you're *really* concerned about involving parents in the educational processes of their children — and if you want them to understand what's going on in the schools and what they can contribute — it has to be more than just a *statement.*"

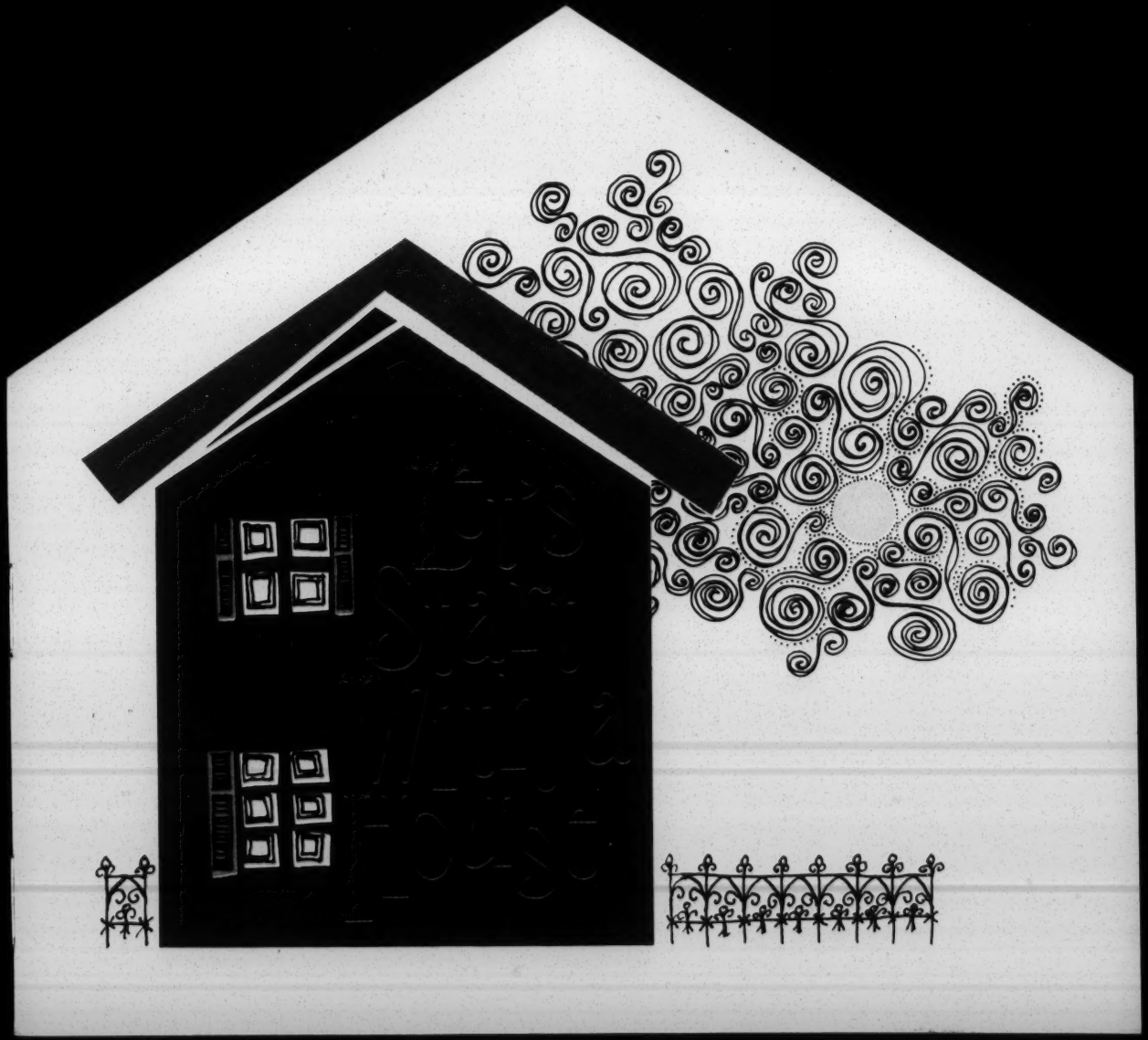
Outside the schools a great many programs at places like the Youth Opportunity Center zero in on the needs of young people. The Youth Employment Service helps teenagers get odd jobs so they won't have an excuse to drop out of school; the Job Corps provides employment training; there are youth employment agencies, "head

start" programs, special tutoring programs, clubs and organized activities designed to spur interest in further education, "motivation funds" to help finance college education and/or job training, programs which send workers through neighborhoods disseminating information about job opportunities. Despite all these programs, some children and adolescents simply are not reached. "You reach *some* kids," says Mel King, "and that's the real bugaboo. People always say, 'Are you reaching the hard-core kids?' You have to ask what is meant by a hard-core kid. We've had kids that had no place to live — they were sleeping in bus stations and doorways — no family, no food. They come in, they want to get into a training program, they find jobs — they make it. Are these hard-core kids? No. I assume anybody you can't *reach* — who comes in and won't buy what you have to offer — is a hard-core kid. There are quite a few around."

Urban renewal alone won't solve the problem of Mel King's hard-core kids. The harsh fact is that today's hard-core kids of twelve and thirteen have, for the most part, already had it. Not just in the South End, of course; this is an area in which the South End can't go it alone. Education — how to improve it — is probably the single most important question facing every major area of the city. "You wouldn't want to go to school either," Richard Johnson, a fifteen-year-old boy, says flatly, "if you had to go to *my* school."

THUS THE SOUTH END. For the people who live in it, it can be (sometimes simultaneously) the best and the worst place in the world. They are fiercely proud of it one day, hopelessly discouraged about it the next. At least it cannot be taken for granted — which does give it an edge over suburbia. It is *very* Boston; it needs help; it bears watching.

Reprinted from October, 1965 issue of BOSTON Magazine. Published by the Greater Boston Chamber of Commerce.



Let's say it's your House

It could be a brick four-story,
or a wood three-decker,
or a single frame house.
But you own it.
You want to fix it up.
Maybe some new siding or
roofing, an extra bathroom
for the youngsters, or more and
bigger closets for the wife.
Whatever kind of house it is,
whatever you want to do to it,
we suggest you visit us.

Who are we?

We work for your Neighborhood
Home Improvement Office.
We want to encourage people to fix up
their homes for several reasons.
First of all, houses kept
in good shape are worth more.
They are like money in the bank.
They're also more fun to live in.
Finally, if you fix up your property,
and your neighbor fixes up his,
pretty soon you begin to see a new street.
Enough new streets make a
new neighborhood, and
new neighborhoods make a new city.
This is what the New Boston is all about.

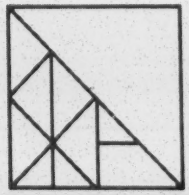
Here is what we can do to help you!

1 Free cost estimates. What do you want to do and how much will it cost? We can make an expert analysis and come up with the answer. And it's an honest answer.
We're not selling flooring or siding, or anything except a better neighborhood.

2 Free technical advice on the best way to tackle your particular housing problem. Also help in preparing plans, help in getting bids from contractors, and supervision of the actual work as it progresses.

3 Free financing advice. We can tell you the best place to shop for a home improvement loan. We can even help you make the personal contact at the bank or lending institution of your choice. And we can see to it that you get the best possible terms — in some cases, you may even be able to refinance your present mortgage so that your monthly payments are less.

BOSTON
REDEVELOPMENT
AUTHORITY



Visit the address below
during regular business hours,
9-5 Monday through Friday.
If you can't make it
call for an appointment
and we'll arrange our schedule
to suit you.

Washington Park
Rehabilitation Office
105 Crawford Street
Roxbury
Massachusetts
GA 7-2430

PROPERTY CONTROL CARD: BOSTON REDEVELOPMENT AUTHORITY

ACME VISIBLE RECORD VIRGINIA #100875-8

PROGRESS		DATE	BY
1 INITIAL CONTACT			
2 PROPERTY SURVEY			
Violations Found	No.		
Deficiencies Found	No.		
Photographs Taken			
Plans - Sketches Prepared			
3 WORK WRITE-UP			
4 COST ESTIMATED			
5 PREAPPLICATION CONFERENCE			
Financing Program	220	Conv	Tit. I
	221	Va	Pvt.
6 BANK APPLICATION FILED			
7 FHA APPLICATION FILED			
8 FHA APPLICATION APPROVED			
9 BANK APPLICATION APPROVED			
Permits Issued		Bldg.	Mech.
		Elec.	Pwd
10 WORK INITIATED			
Work Inspected			
11 WORK COMPLETED			
12 NO WORK REQUIRED			
13 REHAB UNFEASIBLE			

Specialist

Building Type

Stories

Detached Buildings

Appearance

Owner's Phone

Owner's Name

Owner's Address

Assessm't Date

Total

Bldg. Lot Area

Land S.F.

First Mortgage Balance

Balance of Other Mortgages

Rehabilitation Cost

Total Mortgage

Existing Use

Proposed Use

Block No. | Parcel No. | Rehab Area

Property Address

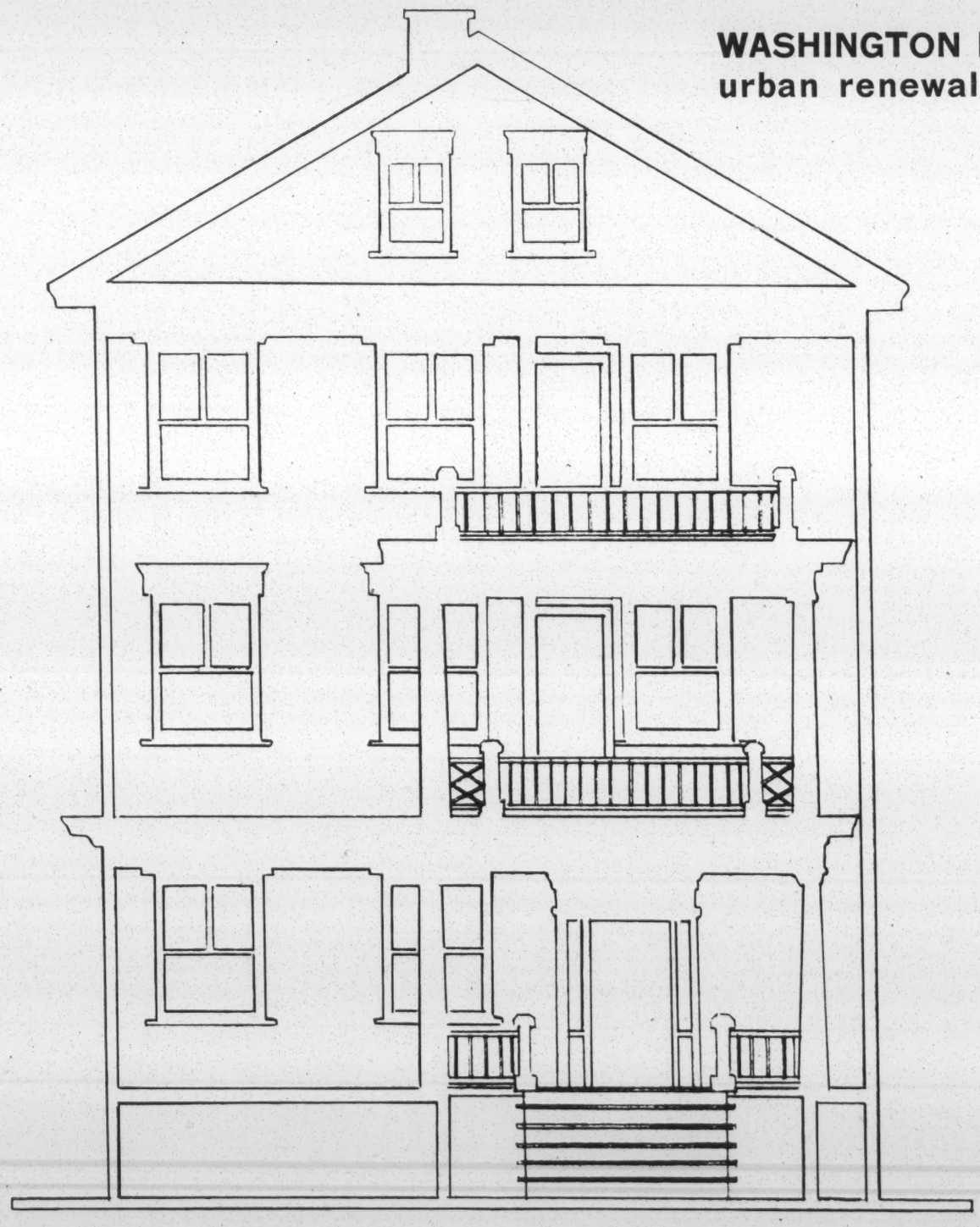
Rehab. Area	1	2	3	4	S 5	T 6	A 7	T 8	U 9	S 10	11	12	13			

Hsg.	Units
Exis.	Prop.

Urban Planning Project

FINANCING HOME IMPROVEMENTS

WASHINGTON PARK urban renewal area



BOSTON REDEVELOPMENT AUTHORITY

Urban Planning Project

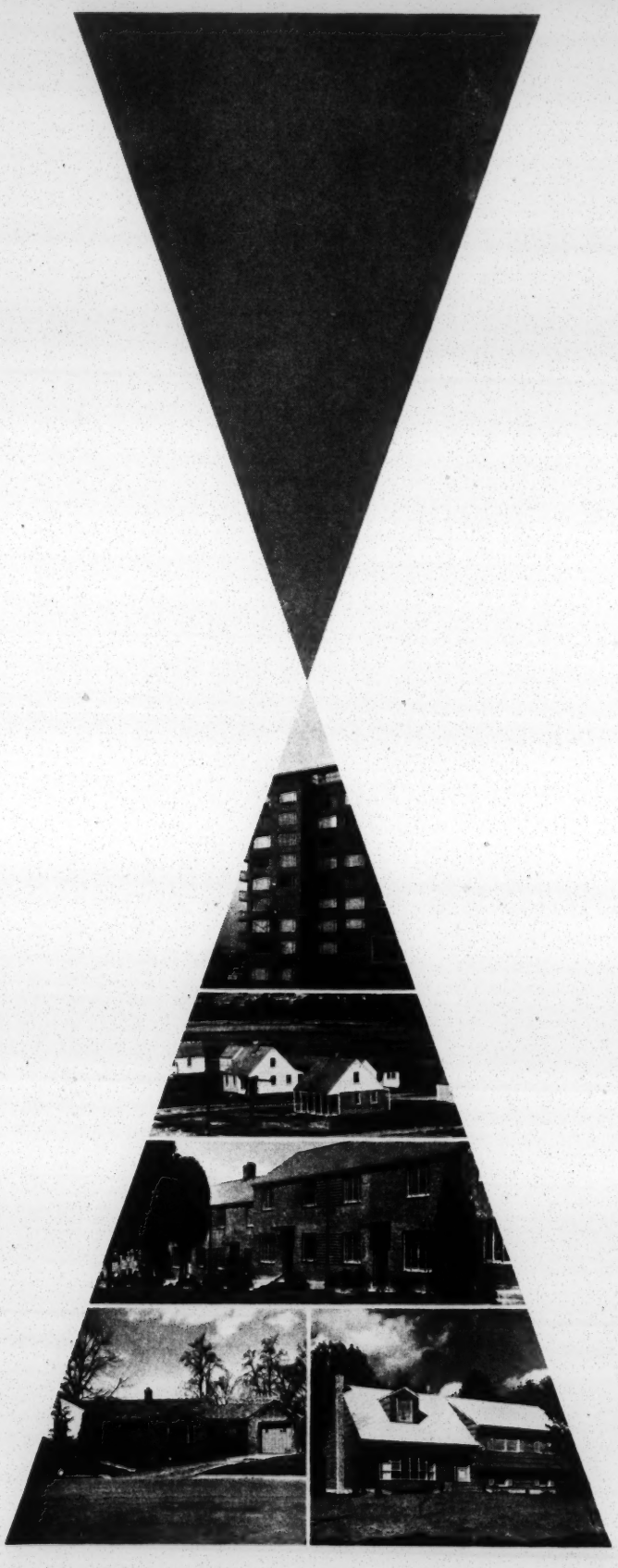
REPORT TO THE COMMUNITY
URBAN RENEWAL REACHES MIDWAY POINT IN WASHINGTON PARK

U.S. CENSUS OF HOUSING: 1960

Series HC(3)–293

CITY BLOCKS

Charlotte, N.C.



Prepared under the supervision of
WAYNE F. DAUGHERTY, Chief
Housing Division

U.S. DEPARTMENT OF COMMERCE
Luther H. Hodges, *Secretary*

BUREAU OF THE CENSUS
Richard M. Scammon, *Director (From May 1, 1961)*
Robert W. Burgess, *Director (To March 3, 1961)*

CHARLOTTE, NORTH CAROLINA
March 3, 1966

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

I went to Charlotte to meet with city officials and let them know of the SRC Urban Planning Project and our services. Dr. Ray Wheeler arranged the meeting with the mayor, city manager and their staff. Mr. John Wheeler joined us for the day, and Mr. Fred Alexander, Charlotte alderman who is on our board, met with us.

After introductions, I reviewed SRC's new Urban Planning Project, telling of its intent and the services which might be of interest to Charlotte. These officials were reluctant to discuss Charlotte openly and freely, and their attitude was hostile. The city government appeared to have strong reservations about SRC and the project and to be sceptical as to any value Charlotte could derive from interchange and informal association. Shortly before the meeting ended I mentioned that were I to review their urban renewal plans as an informed third party SRC's opinion might have weight with the federal government in its assessment of Charlotte's compliance with federal directives on urban planning. This would mean that an impartial review, if affirmative, might help Charlotte when applying for more federal funds. At this point in the conversation the four of us encountered a sudden and marked change in attitude by the city officials. All at once they couldn't give us enough information; they instructed one another to send this or that semi-confidential report to me in Atlanta. (None of this material has yet arrived as of March 10, 1966.)

At lunch Dr. Wheeler, Mr. Wheeler, Mr. Alexander and I discussed this baffling change in atmosphere. All of us felt it, but none of us could spot exactly what made the difference. As far as I can tell

it appeared at the point where the mayor, et al, realized they would have nothing to lose and much to gain, including a better position for federal funding. And the whole service would cost them nothing more than the postage to send their information and plans to Atlanta for review.

I found a high degree of intelligence in the city government; it is confident, self-centered, aware, motivated by self-interest but willing to listen. My only criticism would be their attitude and outlook on regional planning.

Charlotte's importance is primarily that of a transportation center for its area, and regional planning is most pertinent for the continuing growth of the community in the future. Because it is a distribution point it draws people in a 60 or 70 mile radius into the city for services and goods. But there was no awareness on the part of the city government of any need for regional planning. Their attitude was that they had too many problems in the city to worry about without trying to develop a comprehensive plan for the entire region. Actually Charlotte and Durham-Chapel Hill-Raleigh are interdependent, and these cities need to realize this now and begin a far-sighted examination of how to solve their mutual problems and plan for their mutual growth. As yet this awareness is lacking; so are the federal incentives for such planning.

The mayor has an unusual understanding of business, commerce and the financial needs for the city. He is strongly influenced, however, by Arthur G. Odell, Jr., FAIA, Charlotte architect. Odell, while highly intelligent, is a pompous ass interested only in what will glorify Odell.

I was highly impressed and pleasantly surprised at the quality of the city manager and the other staff members I met.

Fred Alexander is a very able Negro; he is not looking out after self but has a broad and unselfish view. Alexander is faced with the problem of conflict and jealousy in his own community and among his own people. He told me that when he first became an alderman he was hostile and suspicious of all whites, including other aldermen, and their motives. After examining his attitude he realized that he was just as prejudiced as he accused them of being. With that insight he was able to destroy his own prejudice and in so doing has been able to work more effectively in the city government and make more gains for his constituents.

I took a tour of the Negro community. Some of Charlotte's slums are as bad as the worst in the South, but they are smaller in area and fewer in number of dilapidated dwellings. The better Negro homes were better than in other cities I've examined, and there was a large quantity of nice middle-income Negro housing. The middle-income housing was the typical type of developer sub-division housing financed under FHA and VA. This housing has only been available in the last four or five years. The physical facilities of the schools in this area were way above average for the South both school building structure and grounds.

It is interesting to note that there have been a number of improvements in conditions and services for the Negro community since the election of a Negro alderman. For instance, the Negro cemetery now has a fence around it like the white one and the interior roads there have recently

been paved. Streets in the poorest Negro sections have now been repaired.

I asked the city officials about the possibility of passing a fair housing law in Charlotte and was told it was very unlikely. The only housing integration in the private sector is along fringe areas where whites are moving out at the border of the Negro section and Negroes are occupying the newly available dwellings. The public sector is little better. Public housing has been built along this Negro-white border, and those units immediately adjacent to the Negro side are integrated while the other units are all-white.

July 6, 1966
Susan Bresler

Review*
Charlotte, North Carolina

Metropolitan Charlotte
Annexation Plan
Next Twenty Years
Master Highway Transportation Plan
Residential Blight in Charlotte
Review of Community Facilities

The above planning publications say that Charlotte has 210,000 people; more than one in five of them live in blighted housing. Three-fourths of the blighted housing could be brought up to par through code enforcement and neighborhood improvements. The rest of the housing isn't fit to repair, the reports say.

There are neighborhood improvement groups in Charlotte. There is also the Mayor's Citizens Committee for Urban Renewal. The information we have doesn't tell specifically what these groups are doing.

The rest of the information in the planning reports is technical and quatntitative: how many streets needed to serve the expected traffic volume, how many community facilities needed to serve the new population, and how much new retail trade the city can expect.

The planning reports don't tell how people play a part in deciding where they need streets, schools, and libraries. Instead, the reports use only such quantitative, technical criteria as number of people to be served by the fire station, number of cars travelling across town on the streets, and number of houses that aren't fit to repair. The reprts don't tell how people can take part in the planning decisions of Charlotte. So the planning studies aren't very useful for the Urban Planning Project.

Brooklyn Area is the only urban renewal project in Charlotte now. The project was under way in 1962 and set out to clear 238 acres over the next ten years.

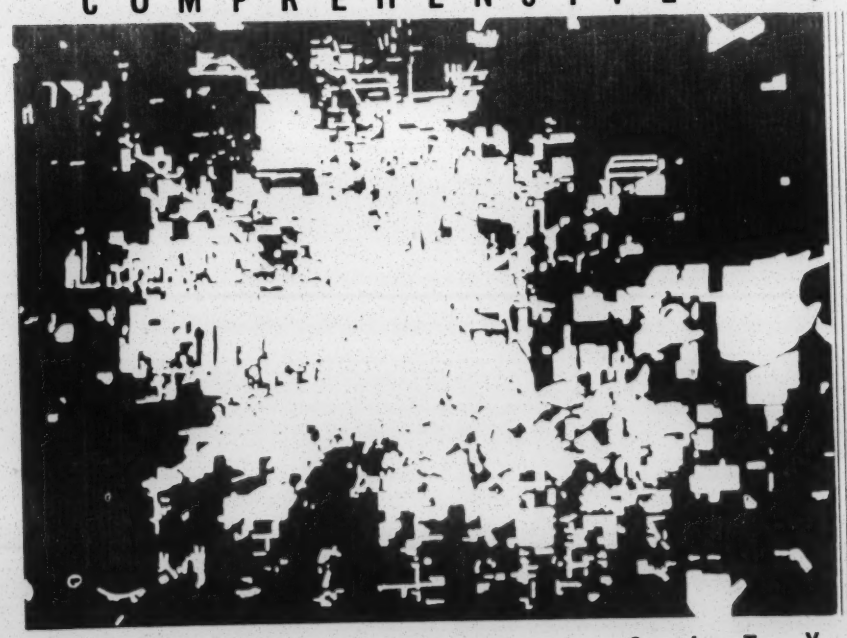
The Charlotte-Mecklenburg (County) Planning Commission studied

*Information supplied by William E. McIntyre, Planning Director, Charlotte-Mecklenburg Planning Commission

at least four more possible renewal areas in the city. An area that is two-thirds blighted, lies in the path of needed street improvements, is a good place to put in public housing, is a good place to attract private investors, and has public investments that the city can use as credits toward its 1/3 share of a Federally aided urban renewal project--this is the type of area the planning commission recommends to the City Council for renewal.

Whether the people living in the renewal areas have a voice in renewal plans is something you can't tell from the information we have.

COMPREHENSIVE PLAN - HOUSTON URBAN AREA



BACKGROUND FOR PLAN

1c population land use growth.....

HOUSTON CITY PLANNING COMMISSION

HOUSTON CITY PLANNING COMMISSION

2a

Supplementary Study

CONDITION OF RESIDENTIAL STRUCTURES SURVEY

COMPREHENSIVE PLAN 1959

City Planning Commission

annual report

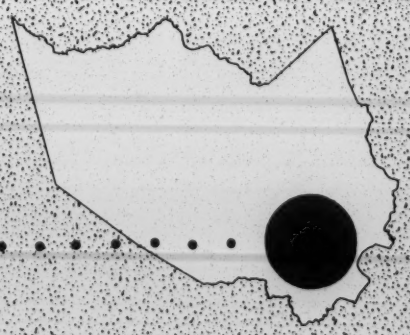
1959

HOUSTON

A STUDY OF

THOROUGHFARE DEVELOPMENT

IN THE SOUTHEAST AREA OF METROPOLITAN HOUSTON AND HARRIS COUNTY



MLS

ANNUAL REPORT 1963

CITY PLANNING COMMISSION
HOUSTON, TEXAS

September, 1964

SUMMARY OF PLANNING AND ZONING EFFORTS IN HOUSTON

Year

1913 First comprehensive plan was prepared by Arthur Comey, City Planner from Boston, for the Houston Park Board. Plan was published, but there is little evidence of any attempt to carry it out. The need for some form of zoning was discussed in this report.

1922 First City Planning Commission was created, with Hare and Hare of Kansas City, Missouri, retained as planning consultants. Work continued until mid-1926.

1927 Texas Legislature passed zoning enabling legislation and other legislation favorable to city planning movement.

1927 City Council passed ordinance creating City Planning Department and re-establishing City Planning Commission. Work begun in 1924 continued.

1929 Report of City Planning Commission was published by the Forum of Civics. Report contained results of study begun in 1924 and recommendations for action on such items as park plan, major street plan, and zoning ordinance. Zoning maps and a completed ordinance were ready for presentation at public hearings, required by law. Economic conditions in following years caused the zoning proposal and most other aspects of this report to be neglected.

1937 The City Planning Commission, acting also as the Zoning Commission, was reconstituted and again worked with Hare and Hare as planning consultants to develop a zoning ordinance.

1938 Political pressure caused the City Council to withdraw funds for Zoning Commission work after the plan and ordinance had been completed. The Commission then resigned.

1940 City Council passed an ordinance re-creating the City Planning Commission and the City Planning Department.

1940 Annual Report of the City Planning Commission indicated awareness of the need for a zoning ordinance.

1942 City Planning Commission published 1942 Major Street Plan, based on 1929 plan which had been largely ignored. Many changes were necessitated by facts of uncontrolled building in intervening years.

1946 City Planning Commission proposed zoning. Zoning Commission was appointed, with Hare and Hare as planning consultants.

1947 Land use studies were made; zoning ordinance and maps were prepared; extensive public hearings were held.

1948 Zoning map and ordinance were mailed to all eligible voters. Zoning was defeated in a straw vote at a special election in which 20,697 votes were cast, 6,555 for zoning and 14,142 against it.

1957 Comprehensive Plan re-study was begun.

1959 Land use study was completed as part of Comprehensive Plan studies.

1960 Houston Commission on Zoning, which had been appointed by the Mayor to study and make a recommendation as to whether the City should undertake a zoning program, reported its conclusion that a zoning ordinance should be prepared and adopted.

1961 Proposed zoning ordinance text and zoning district maps were prepared.

1962 Extensive public hearings were held and final revisions of the proposed zoning ordinance and maps were concluded, and the recommendation to establish the ordinance was forwarded to the Mayor and City Council. On November 6 a straw vote election was held in which 128,869 votes were cast, 55,871 for zoning and 72,998 against it.

RECOMMENDED

CITY PLANNING PROGRAM

FOR CITY OF HOUSTON

Roscoe H. Jones, Director
City Planning Department
October 1, 1964

City of
HOUSTON

LOUIE WELCH, MAYOR
HOUSTON, TEXAS 77002

CITY COUNCILMEN
ROBERT S. (BOB) WEBB
ARTHUR L. MILLER
LEE MCLEMORE
HOMER L. FORD
FRANK O. MANCUSO
BILL ELLIOTT
FRANK E. MANN
JOHNNY GOYEN

CONTROLLER
ROY B. OAKES

October 1, 1964

Mayor Louie Welch and City Councilmen, and
Chairman and Members of the
City Planning Commission
City of Houston, Texas

Gentlemen:

Since I came to Houston as your Director of City Planning, it has been my pleasure to review in considerable detail the past planning efforts for Houston, to study the many fine reports about Houston, to systematically tour the greater Houston area, and to talk with many people about Houston and its future. Those responsible for past planning efforts in Houston are to be commended for the fine achievements so evident in the physical pattern of Houston, particularly the major thoroughfares and freeways. City planning has paid rich dividends in making Houston a more attractive, efficient city.

In the planning program to date, much has been accomplished; however, I have found much to cause alarm. In recent years the task of planning for Houston has been seriously hampered by a most inadequate budget. The budget, surprisingly, has been reduced almost every year since 1959. If we are to continue to benefit from city planning--and, indeed, increase these benefits--it seems abundantly clear that we must critically review our city planning program and completely revitalize it.

The following report is submitted for your consideration. It reviews the need to revitalize our city planning program. It spells out a sound program and details staffing, budget, and work space necessary to carry the program forward. The recommendations are major; the future of Houston is the concern. As I have talked to Houstonians, I have sensed a growing awareness about the future of Houston and a sincere desire on the part of many that Houston plan well for its future.

I would urge that a policy decision be reached in the near future about the desired planning program for Houston. Currently the planning staff is moving forward with the planning program to the fullest extent possible with currently available resources.

Respectfully submitted,

Roscoe H Jones

Roscoe H. Jones, Director
City Planning Department

RHJ:mda

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Summary

This report recommends a revitalized city planning program for the City of Houston. Section One spells out the need to revitalize the planning program, Section Two presents the recommended program, and Section Three details the staff, budget, and space necessary to carry the recommended program forward.

There is an urgent need to greatly expand and revitalize our city planning program. We, as a community, need to think ahead more clearly and in greater detail than ever before. In just 16 years the 1,400,000 population of greater Houston will grow to 2,500,000--some 70,000 additional population each year. By 1980, 180 square miles of urban development will be added to our city. We must realistically plan for the expanding future of our community. Sound city planning will help insure that public facilities will be adequate in size, proper in location, available when needed, and well related to the many other public and private improvements and developments. Realistic, long-range city planning is good, sound business which can save sizable sums, both public and private.

Houston needs a full-scale city planning program based on modern proven methods of rational city planning.

Houston needs a Comprehensive Plan to serve all as a meaningful, realistic guide to the evolving, dynamic future of our city. The plan must be based upon sound research, accurate forecasts, and careful analyses and must be designed to achieve community established goals. The plan

should facilitate and encourage the best efforts of private individuals and agencies in developing the city. The plan would serve as a focal point in coordinating the efforts of all in development of our expanding city.

Houston needs a Central Business District Master Plan. Downtown Houston is experiencing a resurgence of construction, both public and private. A downtown master plan would serve as a guide to properly coordinate the downtown investments and maximize the benefits to all. Over-all economic studies, floor space utilization studies and projections, and visual and functional design studies could well serve as a meaningful backdrop for more detailed planning studies by public and private agencies. The importance of the central area to all Houstonians is evident. The responsibility of the City to assume over-all leadership in the continued growth and well-being of the central area is clear.

Houston needs an adequate, continuing planning research program to provide a realistic, meaningful context to the preparation and revision of our comprehensive, master, and project plans. Continuous, accurate planning research is essential to good planning.

Houston needs to continue the development coordination programs of subdivision review, major thoroughfare alignment and building line studies, capital improvement programming, and a multitude of other activities directed toward the implementation of the over-all city plans. This development coordination effort calls for close liaison with other City departments, public agencies, developers, and many other private agencies and individuals.

It is time that Houston recognized the magnitude of its planning needs. Houston is a large, dynamic city. To make planning a more effective tool to assist the community and its leaders in coping with the increasingly complex problems and opportunities which come with bigness and fast growth will require a considerably more adequate sized planning operation than we have now.

Houston's efforts toward comprehensive planning in recent years have been seriously hampered--and last year were all but halted--by inadequate funds to do the job. If Houston is to have the planning it needs, the City Planning Department staff must be greatly expanded.

If Houston is to have the planning it needs, the entirely inadequate salary ranges for professional and technical positions must be brought into line with comparable positions in the planning agencies of other major cities in the nation. Qualified professional planners are in short supply, and we must be able to compete with other governmental agencies and private consultants for these highly trained and skilled planners.

As reported by the American Society of Planning Officials, Houston spends only 9.9 cents per capita per year for planning, compared to an average of 43.3 cents per capita per year spent by the other eleven major cities with over 700,000 population. San Francisco spends $1.10 per capita per year for planning. Yes, these are only rough comparisons;

but, rather pointedly, Houston spends less than half as much as any other of these major cities.

The budget for planning proposed in this report is considerably above what has been set aside for planning in recent years. Houston is no longer a small city with minor problems which can be ignored until a crisis precipitates action. Last-minute crash programs are expensive, and mistakes frequently result. Houston is a major metropolitan area which needs the calm, farsighted, objective planning approach brought fully to bear upon the dynamic, complex problems of a vast, growing urban area.

Pennies spent now upon sound planning will yield dollars saved in the future and will result in a more efficient, economic, attractive place in which to live, work, and play.

Now seems to be the appropriate time for Houston to embark upon a bold venture in city planning to create a vision of a great and noble city of tomorrow and to guide our community decisions of today in bringing to reality the vision of tomorrow.

Section One

The Need for a Revitalized City Planning Program

1. Houston Is Big...

This is no startling fact to the one million and more people who call Houston home. It is a fact that we must face up to when we talk about a city planning program for Houston. Now, in 1964, the city of Houston has a population of 1,055,000 and covers 359.7 square miles. The jurisdictional area of the City Planning Commission is even more extensive, covering some 2,030 square miles. Harris County, which is all within the jurisdictional area, covers 1,747 square miles and now has an estimated population of 1,405,000, of which 94.5 per cent is classified as urban by the U.S. Bureau of Census.

The 1963 assessed valuation within the city of Houston totaled more than $2.5 billion. The total investment value, both public and private, probably approaches ten billion dollars. The recent $87,000,000 bond issue, overwhelmingly approved by Houston voters, indicates the extensive public improvements required for a city of Houston's size. The vote also well illustrated the progressive spirit of Houston's citizens. The $83,797,351 budget of the City for 1964 indicates the tremendous task of providing for the municipal services and facilities called for by the citizens of Houston.

The 710,043 vehicle registrations for 1963, one vehicle for every two people in Harris County, help give dimension to the size of our traffic concerns and problems. However one measures it, Houston is big.

2. Houston Is Growing...

To those familiar with Houston, it is no startling fact that Houston is growing. Houston is growing and is growing fast, with no let up in sight. In fact, current developments suggest an acceleration of our growth rate. In 1963, there were 106 subdivision plats filed in Harris County. This represented 3,382 acres or 5.3 square miles of new urban land development, or space for 7,399 new residential lots and 25 apartment projects, with 78.8 miles of new public streets. In 1963, there were 19,642 new dwelling units constructed within Houston.

Past estimates of the City Planning Department project a 1980 population for Harris County of 2,500,000. From 1964 to 1980 the population increase will be 1,100,000, which means an average annual increase of 70,000. This is equivalent to 1750 new families each month or, expressed another way, is equivalent to the creation each year in Harris County of an urban area as large in population as the city of Galveston.

The tremendous increase in population for the greater Houston area, some 1,100,000, will require extensive additional resources. The following

list dramatizes the effect of our coming population growth by stating the need for land uses, facilities, and services.

1,100,000 NEW RESIDENTS WILL MEAN

1,650	MORE	POLICEMEN
1,500	MORE	FIREMEN
300	MORE	PUBLIC SCHOOLS
450,000	MORE	JOBS
333,000	MORE	DWELLING UNITS
210,000,000	MORE	GALLONS OF WATER PER DAY

THESE RESIDENTS WILL NEED

70 square miles for residences

35 square miles for streets and highways

50 square miles for public and private uses

25 square miles for industry and commerce

A TOTAL OF 180 SQUARE MILES OR 115,200 ACRES OF NEW DEVELOPMENT

Will we be ready as a community providing for and facilitating this tremendous growth? Will the needed public improvements be constructed in the right place at the right time and be of the most economical design? Will our community be attractive to live in and easy to move about in when we have doubled our population? Sound city planning, adequately undertaken, can help insure that these questions will be answered in the affirmative.

3. Houston Needs City Planning...

Houston is big and Houston is growing; we might add that Houston has problems, big problems and growing problems, but I had rather state that Houston has opportunities unlimited. To achieve these unlimited opportunities on a community-wide scale requires bold, dynamic planning for the future of our city on a scale commensurate with the bigness of our city and the tremendous growth facing our city.

What is this city planning we need? Simply a matter of thinking ahead! The following paragraphs may help to further describe the type of planning needed for Houston.

Planning is an Approach... a rational and systematic approach toward developing and maintaining a guide for the future economic, social, and physical development of our growing metropolitan area.

Planning is for the People ... the guide for the future development of the Houston area properly reflects the needs and desires of its citizens.

Planning is Comprehensive ... planning takes into consideration the whole picture, not just the component parts. It seeks to establish realistic goals and then provides the "tools" for doing the job. These "tools" include subdivision regulations, capital improvement programs, health and building codes and ordinances, and the comprehensive plan itself as an aid to citizen action. These tools strive to promote and achieve realistic objectives for the sound and orderly development of all elements of our physical environment.

Planning is a Process ... the formulation of a guide or comprehensive plan for the Houston area is just a beginning, not an end. The carrying out of planning programs is a continuous process that must be undertaken to reach the goals that our community has set for itself. Planning, therefore, is not merely the making of a plan. It is not just regulating new subdivisions, or preparing a capital improvements program and budget, or any individual project in itself. Planning is a coordinated and continuous effort which makes use of all the available resources and "tools" needed to effectuate those policies and programs which will lead to a realization of desired goals.

Planning is Good Business ... planning for the future growth and development of the Houston area is very good business because it permits savings which can be spent on other projects, thus getting more for the tax dollar. Such savings may be realized as a result of advance acquisition of land for public purposes, constructing projects in advance of apparent need but in time to meet the need, selling bonds at favorable times and under

advantageous conditions, and designing public improvements adequately sized and properly located for long-term efficient utilization.

Planning is NOT Zoning . . . some communities have utilized zoning as a tool to implement a comprehensive plan, and many more have had zoning without comprehensive planning, where it has sometimes become a device misused and changed so frequently that it lost all effectiveness. Houston may never have zoning, but it does need sound city planning.

In brief, the objective of city planning is to further the welfare of the people in our community by helping to create an increasingly better, more healthful, convenient, efficient, and attractive environment.

4. Past Planning Efforts.

One may ask, Doesn't Houston already have city planning? Houston has benefited from city planning from the very beginning, when the Allen brothers laid out Houston in 1836. The initial plan was excellent for its day; however, the following generation went wild in unplanned additions around the initial city. Even today, some of the problems created then are still with us.

In 1913, Arthur Coleman Comey presented plans for Houston. Early action in accordance with the 1913 Comey plan could have brought Houston greater attractiveness and saved the city vast sums of money. However, the plan apparently gathered more dust than attention.

In 1929, a new city plan was presented to Houston, with Hare and Hare as planning consultants. While some of the proposals were put into effect, many more were lost by the wayside.

In 1940, the City Planning Department was created, with Mr. Ralph S. Ellifrit being appointed as Planning Engineer. In 1942 the Plan for Major Thoroughfares was first adopted, and the fine major thoroughfare and freeway system we have today is impressive evidence of the value of city planning. Park plans were also prepared in 1942, and major revisions and extensions have been made over the years. School, civic center, and other master plans have been prepared over the years.

In 1958, a major effort was begun to develop a Comprehensive Plan for Houston. Lack of adequate budget and inadequate salaries to attract a full staff of professional planners frustrated this effort. In 1959 the City Planning Department budget was $176, 785 (this includes $25, 000 from Harris County). In 1963 the budget was $160, 210, a reduction of 9. 4 per cent. At the same time city population increased 9. 9 per cent and the cost of living went up 4. 3 per cent. Without adequate budget and without realistic salaries for professional personnel, the preparation of the Comprehensive Plan was not completed. Much of the basic data then assembled is now in need of major revision.

In answer to the question, "Doesn't Houston already have city planning ?" the answer is a qualified yes. Too often past city planning efforts have been

held down to a level barely able to cope with current problems and programs. Houston needs a greater emphasis on city planning.

Appendix A to this report, showing annual per capita expenditures by city planning agencies in the large cities of our nation, further underscores the inadequate size of Houston's city planning effort. As reported by a national agency, in 1963 Houston spent 9.9 cents per capita for city planning, while the eleven cities with more than 700,000 population spent an average of 43.3 cents per capita. Their annual per capita expenditures ranged from 20.8 cents to $1.10. Of course, per capita comparisons are only rough indications, but these figures suggest that we carefully examine our budget for planning. It appears clear that to adequately meet Houston's needs for planning, additional budget allocations are required. The budget needs are discussed in detail in a subsequent section.

Section Two

Recommended City Planning Program for the City of Houston

In the foregoing section we have set forth the need for a revitalized city planning program to enable our community to plan adequately for the rapid growth of the future. The general nature of the city planning called for was discussed.

This section presents in detail a work program for the City Planning Department. It is recommended that the Department undertake the following:

1. The preparation of a comprehensive plan,
2. The preparation of a central business district plan,
3. An active planning research program, and
4. A development coordination program.

These projects and programs are not new; however, the emphasis and scope of the undertakings may be somewhat different.

The following describes each of the proposed projects and programs.

1. A Comprehensive Plan.

The Comprehensive Plan would be a series of reports, maps, charts, and tables which, taken together, would be a guide to the future growth and development of the Houston area. The first phase would be concerned with background studies of population, economic base, and land use. Considerable work was done on such studies in the period 1958-1960. This work would be thoroughly reviewed, updated, and expanded as required.

The second phase would be the preparation of a Preliminary Land Use Plan for 1990. This would be a general look at the land use pattern of the future, based upon the analysis of the geographic, physical, and market forces which are shaping our community. Goals and objectives which we as a community are seeking would be spelled out and incorporated into the preliminary plan.

The third phase would involve extensive review and discussion of the preliminary plan by community groups and the public generally. Based on these reviews, the preliminary plan would be refined into the General Plan which would be adopted as the guide for more detailed planning by public and private agencies and individuals.

The fourth phase would consist of developing detailed master plans and implementing the plan and carrying on a continuous review and revision of the plan to keep it a current, meaningful guide.

A comprehensive plan as described above would give all Houstonians a clear look at the future of our community. The plan would be an accurate, realistic basis to guide and coordinate the many-fold public and private decisions made daily which are shaping the future of our community.

2. A Central Business District Plan.

Downtown Houston is experiencing a resurgence of building construction. The inner expressway loop coming closer to completion gives sharp definition to the center of Houston and evidences the increased accessibility of downtown.

To facilitate and assist the rapid growth and development, to help avoid costly mistakes, and to maximize the benefits from the sizable investments in downtown, there is the need for an over-all Master Plan for the Houston Central Business District.

The City would do well to take the leadership in over-all, long-range planning for the Central Business District. Such planning would include comprehensive studies in depth of the economic, functional, visual, and traffic aspects of downtown. Such planning would be undertaken on the basis of working closely with downtown and community-wide interests.

Comprehensive planning for downtown Houston at this crucial time would seem essential to insure the best over-all development of Houston's dynamic central business district.

A limited amount of study of the downtown area has been done in recent years by the City Planning Department. Lack of staff available for such studies seriously hampered these past efforts.

3. A Planning Research Program.

Sound planning requires intensive, capable research. The two plans discussed above will require considerable research. The background studies of population, economic base, and land use should be kept continuously current. Modern electronic data processing equipment and techniques have given us powerful tools to help us understand our community and to assist us in preparing accurate forecasts and plans for the future.

It is not proposed that the city planning research program duplicate the excellent community research being done by a number of agencies in Houston. The city planning research would evaluate, interpret, and supplement the other community research efforts for full utilization in the city planning program.

The availability of skilled planning research personnel, fully and continuously informed about the economic, demographic, and sociological structure of the Houston area, would provide important, daily support to the planning programs of the department and the City Planning Commission.

4. The Development Coordination Program.

This program is currently being carried on by the administrative planning division of the department, and an excellent job is being done. Here the efforts are directed toward translating plans into reality by working with other city departments, developers, and numerous citizen agencies and individuals. Work includes the processing of subdivisions within the city and its five-mile jurisdictional area, the refinement of the Major Thoroughfare and Freeway Plan by alignment and building line studies, and working with other city departments in preparing the capital improvement program. The proper and timely coordination of public and private efforts is vital to the achievement of the long-range plans of the city.

5. Aerial Photography, Base Mapping, and Special Planning Consultants.

Accurate mapping is basic and essential to good city planning. The latest available area-wide aerial photography of the greater Houston area is of 1962. Large metropolitan areas are increasingly finding that annual aerial surveys of their area is well worth the cost. In a fast-growing area such as Houston, up-to-date aerial photography appears essential, not only to city planning but to numerous other public and private agencies.

Initial investigations indicate that the base mapping for the greater Houston area is far from satisfactory. It seems essential that we fully explore the possible approaches to getting up-to-date, accurate base maps for our community.

As a part of all the above-mentioned projects and programs, there will arise the need and desirability of calling in some of the nation's most brilliant thinkers on urban planning matters and the top urban designers. It is well that as an integral part of our planning program we provide for calling upon these top men as special problems are brought to light in our city planning program.

6. Organization for Planning.

Effective city planning is best done as a continuing staff effort serving the chief executive of the city, with a citizen city planning commission to act as advisors to the chief executive, the governing body, and the planning director. Generally our planning effort is so organized here in Houston,

with the City Planning Commission having certain powers and responsibilities in connection with plans and subdivisions. The City Planning Commission is fortunate in having members who are respected civic leaders, qualified in many fields and intimately familiar with Houston. Their concern and dedication is most heartening. The membership includes representation of the County Commissioners' Court, well recognizing the overlapping concern of both City and County in the extensive area around the city.

Within the City Planning Department there have been two major divisions, Advance Planning and Administrative Planning, under the Director, with a Secretarial Section serving the entire organization.

In keeping with the recommended revitalized planning program, it is proposed that there be under the Director four divisions--Comprehensive Planning, Research, Development Coordination, and Central Area Planning--with the Secretarial Section serving the entire department.

The staffing of these divisions is discussed in Section Three of this report and would be dependent upon the schedule of work to be undertaken. The recommended work schedule is set forth below, following the detailed proposed work program.

7. The Proposed Work Program for 1964-1965.

The following outlines work items which are currently under way within the City Planning Department and describes new work items which are recommended. The work items are listed under the responsible departmental division. New, expanded, and/or reactivated work items are designated by an asterisk.

Office of the Director

1. Program preparation and supervision

- Work program
- Budget preparation, review, and revision
- Staff direction and supervision
- Coordination and control
- Continuing review and revision of policies and procedures

2. Program Coordination

- Coordination with City, County, other governmental agencies, and civic groups
- Public contact and discussions

Secretarial Division

3. Personnel Administration

- Record processing
- Office procedures

4. Fiscal Administration

- Payroll
- Statements and records
- Purchasing, collections

5. General Services

- Reception, receive and route calls
- Distribution of mail
- Stenographic, typing

Development Coordination Division

6. Land subdivision administration

- Processing subdivision plats
- Presentation of plats to the City Planning Commission
- Maintenance of subdivision map files

7. Park and school planning

- Recommendations for acquisitions of park and school sites
- Refinement of master plan of parks and recreation areas and master plan of schools

8. Thoroughfare planning

- Refinement of major thoroughfare plan
- Thoroughfare realignment studies
- Building line studies

9. Capital improvement budgeting program

- Coordination, preparation, publication, and maintenance of capital improvement budgeting program, in cooperation with other city departments

10. Project planning referrals

- Special studies of referral items, current planning projects, etc.

Research Division

11. Public information services

- Answer inquiries concerning the City's general plans

12. Statistical services

- Keeping current for ready use statistics on population characteristics and distribution, land subdivision, building permits, school census information, etc.

*13. Economic and population studies

- Supplement and coordinate with pertinent research efforts in the greater Houston area
- Conduct in depth research studies of the area's economy and population, past and present, and develop sound projections and forecasts of the future to provide a factual, realistic basis for the work of the Planning Department

*14. Central business district economic study

- An economic analysis and projections study of the central business district to provide a realistic basis for planning of Houston's central area by answering questions such as, What is the potential growth in office, retail, residential, and parking floor space in the central area? Just where can it best be developed?

Comprehensive Planning Division

*15. Comprehensive planning goals, policies, objectives

- Working closely with the City Planning Commission, City and County officials, community leaders, and interested groups and individuals, develop an acceptable set of general goals, policies, and objectives to guide the planning for the greater Houston area.

*16. Preliminary land use plan

- Based upon accepted community goals, policies, and objectives, prepare a broad, general, preliminary plan for the greater Houston area, showing the generalized land development patterns. This Preliminary Land Use Plan would be produced for the purpose of widespread community review and discussion. Following the community review, the Plan would be revised and refined accordingly, in a second phase.

*17. Land use survey and analysis

- A land use survey of the city was made in 1959 and extended to include all of the Houston Metropolitan Transportation Study Area in 1960. The original survey needs to be expanded and updated and the data developed to utilize electronic data processing methods for complete analysis. An accurate up-to-date land use survey and analysis is an important basis for the comprehensive planning program.

*18. Base mapping

- While a number of maps are available, the extensive growth of the Houston area requires new extended maps at usable scales, with a minimum of data shown, to serve as base maps for a series of information.

*19. Information map series

- The comprehensive city planning program will require the meaningful correlation of numerous data, political boundaries, topography, soil conditions, water courses, etc. The data can best be reviewed in a uniform-scaled series. These information maps would be also available to individuals and agencies throughout the area.

Central Area Planning Team

*20. Establishment survey

- Prepare a detailed inventory of current floor space usage in the Central Business District, to provide a sound basis for economic analysis and projections and for planning the Central Business District.

*21. Circulation and parking study

- In cooperation with appropriate agencies, study circulation and parking in the Central Business District and develop possible short- and long-range actions to insure continued adequate circulation and parking facilities to serve the Central Business District conveniently and economically.

*22. Central Business District Plan

- In cooperation with downtown and community-wide agencies and individuals, develop acceptable goals to guide planning for the Central Business District.
- Prepare a comprehensive, long-range plan for the Central Business District in cooperation with downtown and community-wide interests, to help guide the growth, development, and redevelopment of the Central Business District.

*23. Special Central Business District studies

- Assist developers, investors, and other interested persons and agencies in coordinating specific plans and projects with the over-all plans for the Central Business District.

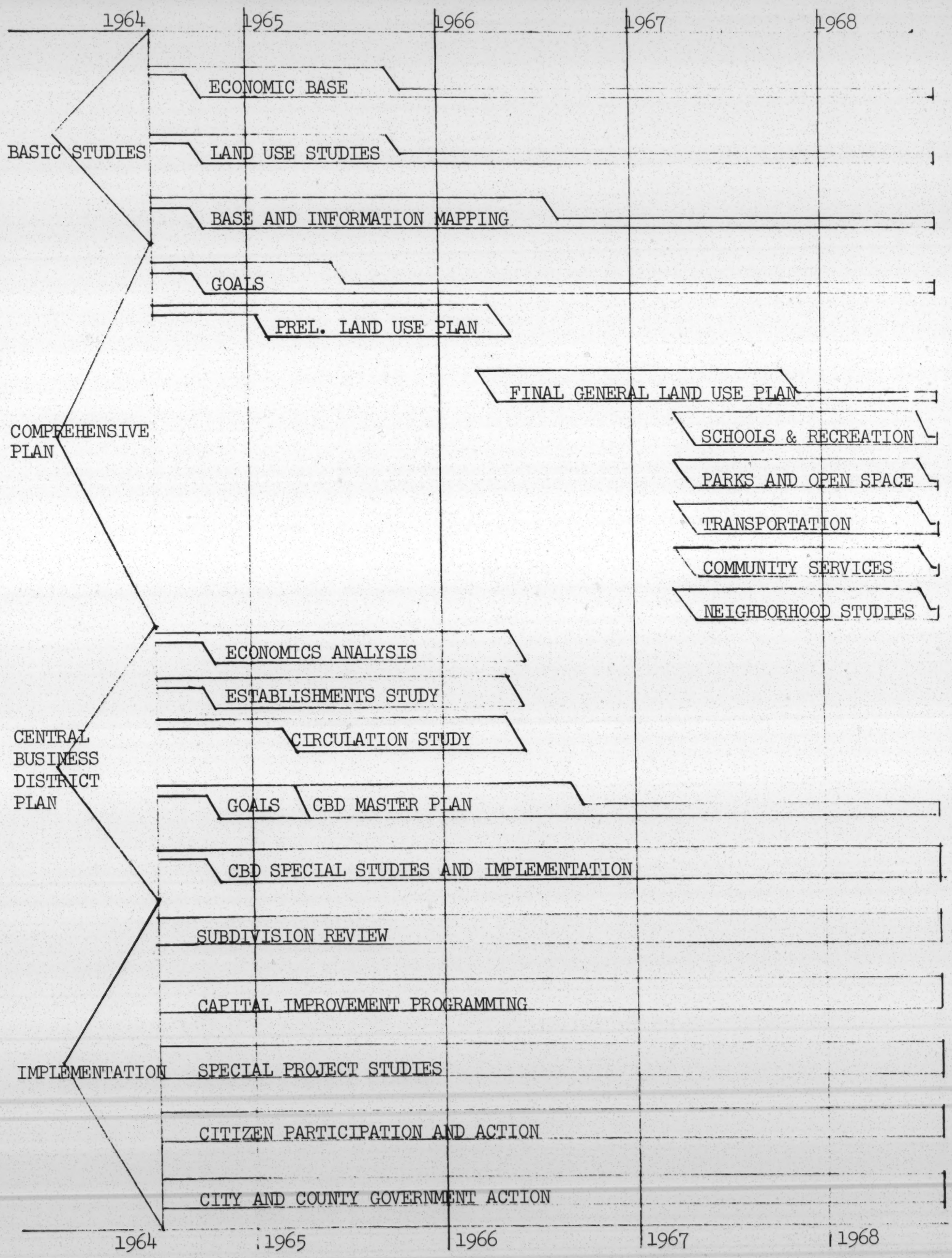
8. Schedule for Work Program.

On the following page is presented a target schedule for the undertaking of the work items described above. The schedule goes beyond the current year and the coming year and extends to the middle of 1968. The undertaking of certain work items must wait until the results of other work items are available. In drafting the program, we have tried to keep continually in mind the costs and keep the necessary budget at the minimum consistent with doing a meaningful job of planning for the large and fast-growing Houston area. The next section discusses the ways and means for carrying out the recommended work program.

It should be noted here as we look at the work schedule that there are certain limitations on the minimum amount of work which should be undertaken and the maximum time within which that work is to be accomplished. If a planning program is stretched out too long because of inadequate budget, large amounts of data collected in the earlier basic study phases of the comprehensive planning program become obsolete and unusable. This is particularly true in an explosive growing situation which we have in the city of Houston. If certain elements of the planning program are omitted, or if these elements are done with reduced scope, the value and utility of the plan developed may be seriously jeopardized.

The recommended schedule is optimistic. It should be noted that delays in initiating the program, difficulties in recruiting professional planners, and decreases in budget allocations could lengthen the time required to complete the work items shown.

CHART NO. 1 PROPOSED HOUSTON CITY PLANNING WORK PROGRAM SCHEDULE



Section Three

Staffing, Budget, Space

1. Pennies or Dollars ?

The recommended city planning program set forth in Section Two is modest when compared with the extensive comprehensive planning programs under way in the large cities across the nation. Our planning problems are found more in rapid growth than in deterioration of age. Houston is indeed attractive in its youth, but what will it be in future years ? By proper planning now, many of the problems found in the older cities now requiring extensive planning and costly expenditures might well be avoided in Houston's future, or their impact greatly reduced. Our community will be investing hundreds of millions of dollars, primarily private funds but substantial public funds as well, each year in the future of Houston. The savings through sound planning of a scale in keeping with our size and rapid growth can be tremendous. The increased attractiveness, efficiency, and livability can be most important to our well being. To do an inadequate job of planning because of inadequate budget could well be the saving of pennies at the almost certain cost of wasted dollars in the future.

It is with the thought that good city planning with active community participation pays untold dividends that we have prepared the following recommendations on staffing, budget, and space.

2. Staffing

Perhaps the most crucial factor in a city planning program is personnel. The greater proportion of a planning department's budget is devoted to personnel. If the City is to maximize the results from this expenditure, it is well that we make every effort to recruit capable, well-trained personnel who will remain with the City. The present staff of the Planning Department is most capable and is doing a commendable job. There are, however, personnel problems that stem primarily from an inadequate budget. The following paragraphs review these problems.

1. The current authorized size of the planning staff is entirely too small to undertake an adequate planning program for a city the size of Houston, with its extensive jurisdictional area beyond the city. If the Planning Department were fully staffed as currently authorized, we would have a total of 24 employees in the Department, with six of these positions being only part-time. Major expansion of the staff will be required in order to undertake the work program set forth in this report, in all its phases. A comparison of the size of planning staffs in cities over 700,000 population is given in Appendix A.
2. The current salaries authorized for the Planning Department for the professional positions are entirely to low to attract well-trained and experienced professional city planners.

3. There has been too much turnover of personnel within the professional level. We cannot do an adequate planning job if we are unable to attract and keep professionally trained and experienced planners.
4. Heavy reliance on part-time personnel is not always efficient. There is a need to develop career technicians to support the professional planners.
5. In the past, because of the low salary schedule, it has been the practice to train professional planners on the job. While this procedure can be effective to a certain extent, on-the-job training of professional planners is a costly process, and with low salaries the trainee is too often lost to better paying situations once he is trained. Valuable professional time is expended in supervising and training the planning trainee. Even after years of planning experience in an office, the on-the-job-trained planner does not always have the opportunity to develop comprehensive planning skills that the university-trained planner gains through his graduate education program.

The success of our entire planning program will depend upon the quality and quantity of professional personnel we will be able to recruit. It is important that we recruit professionally trained personnel who have received their graduate degree in planning. The holder of the Master of

City Planning degree through his graduate training program has gained a broad, comprehensive view of planning, which is essential to the preparation of comprehensive plans. The holder of the Bachelor's degree who has received on-the-job planning training does not always have the broad view of planning and the experience in economics, sociology, government, public administration, and urban geography which the graduate planner receives in his training.

The challenge of the Houston city planning program will help to some extent in recruiting professionally trained personnel, but certainly other planning agencies face equal challenges and offer experience in large planning departments which have long histories of extensive planning activities.

There is at the present time and there has been for the past several years a nationwide shortage of professionally trained planners. Over 600 jobs are open each year for professional planners. The 29 planning schools across the nation have been graduating only some 200 MCP degree holders each year. In June, 1963, the average annual salary received by the graduating planners was $7,369. If we are going to attract the graduate planner, we must adjust our current salaries upward to a competing level. The size and importance of Houston, as the sixth largest city in the nation, with its most rapid growth, suggests that we should get not only graduates holding the Master of City Planning degree but graduates who have ranked high in their class. The quality of our program will depend in no small measure on the quality of planning graduates which we can attract and hold. Needless to say, the salary levels for professional planners with work experience in positions above the

entrance level will have to be competitive with other governmental planning agencies and private planning consultant offices.

The following recommendations on personnel, if carried out, would enable the Planning Department to effectively do the work set forth in the recommended work program:

1. It is recommended that we increase the size of the City Planning Department from 24 positions, which includes 9 professional planners, 10 planning draftsmen (6 part-time), and 5 secretarial positions, to 38 positions, which would include 20 professional planners, 12 planning draftsmen (6 part-time), and 6 secretarial positions. Chart No. 2 shows the proposed organization chart, with personnel assignments. Chart No. 3 presents the June, 1964, organization chart for comparison purposes.
2. It is recommended that we adopt high standards for the professional personnel and all supporting personnel within the Department.
3. It is recommended that we provide adequate salary ranges to recruit the requisite qualified personnel needed to do the job. The recommended salary ranges are shown in Table 1. Existing salary ranges are shown in Table 2 for comparison. The recommended salary ranges would be an important factor in enabling us to recruit and to retain the highly qualified personnel who are essential to the planning program.
4. It is recommended that we begin now in recruiting to fill all the proposed positions. There is a three- to four-month lead time required to fill professional planning positions.

Chart No. 2. Proposed Organization Chart of the City Planning Department.

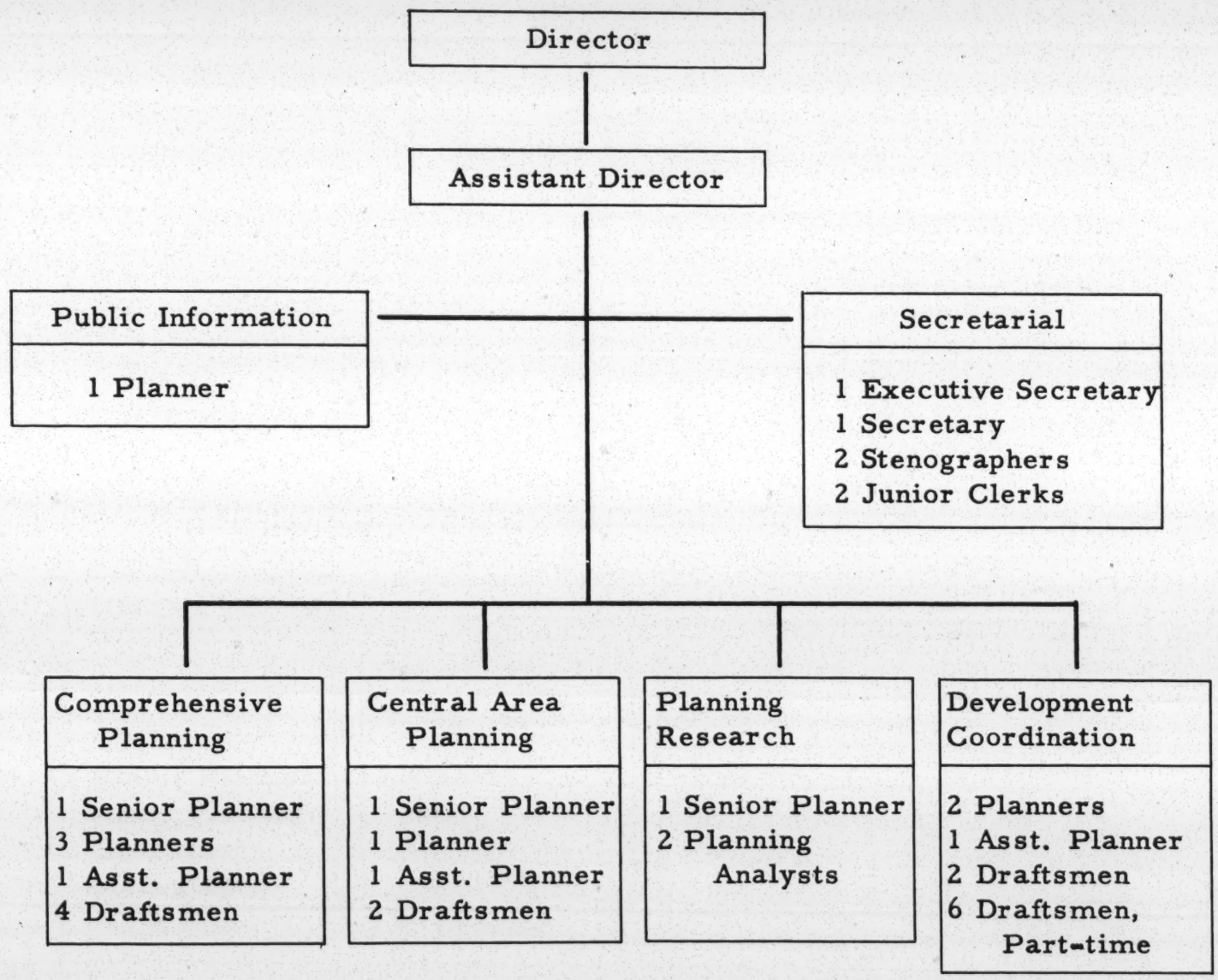


Chart No. 2. Proposed Organization Chart of the City Planning Department.

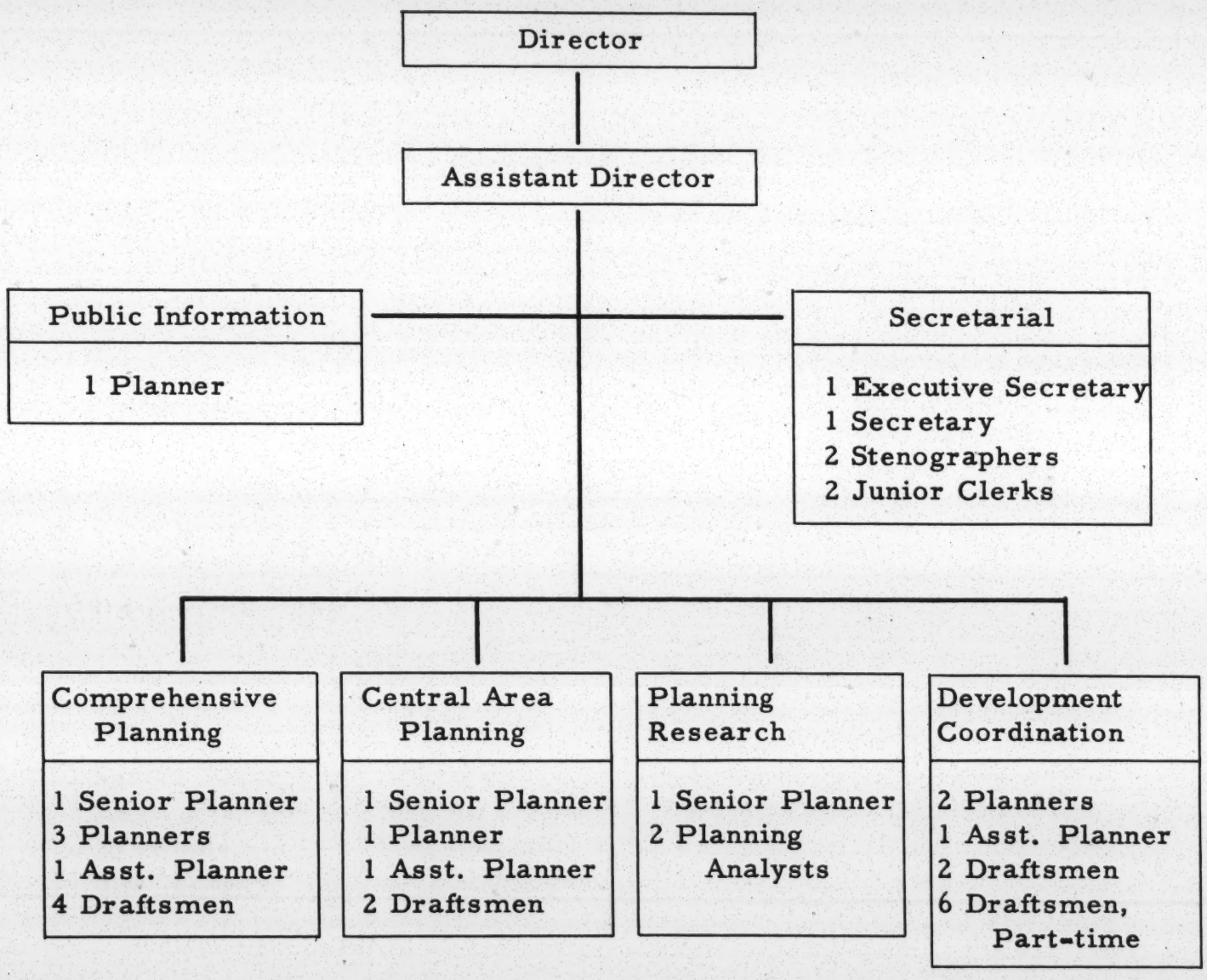


Chart No. 3. June, 1964, Organization of the City Planning Department.

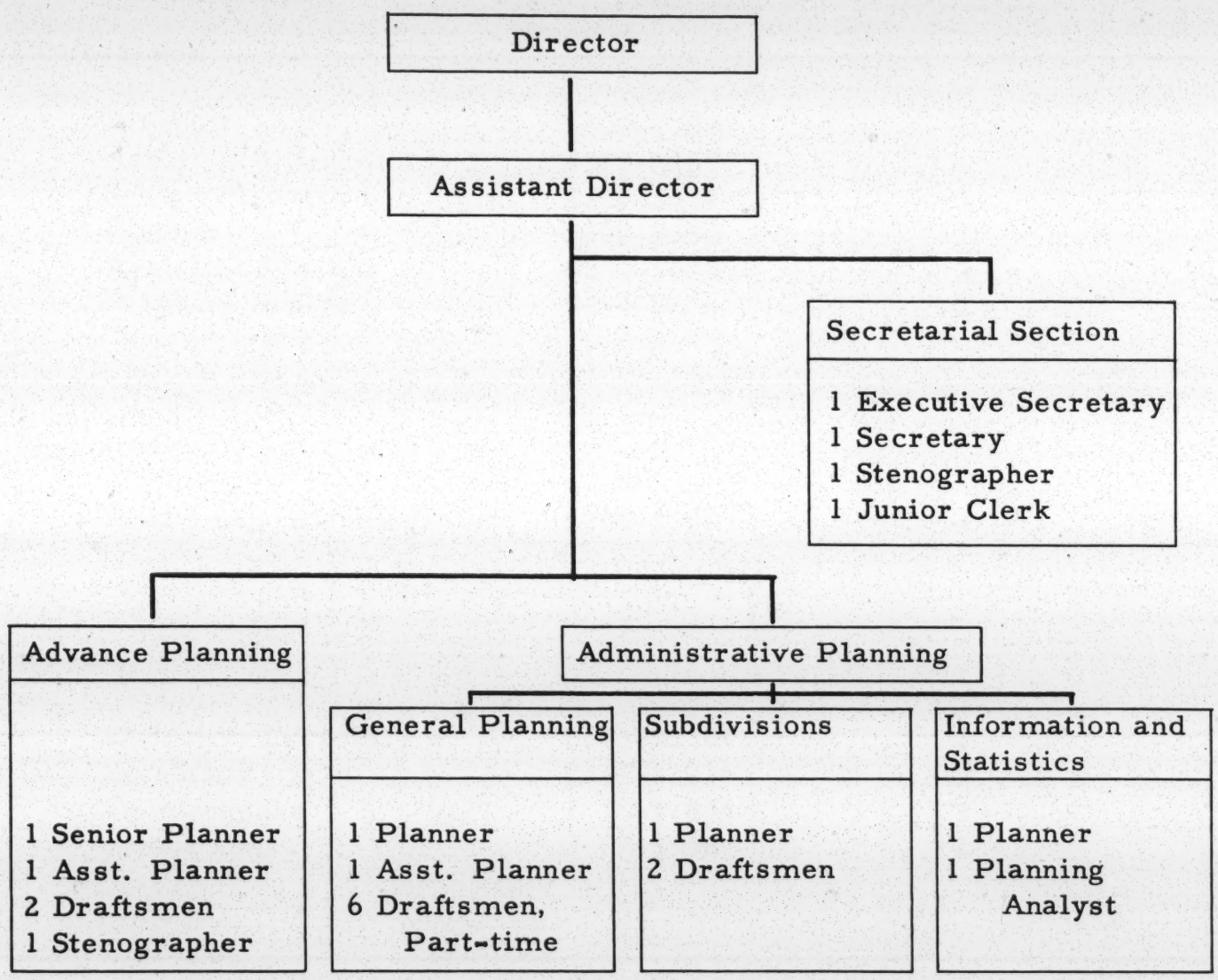


Table No. 1. Proposed Personnel Schedule of the City Planning Department.

Classification	Proposed Biweekly Salary Range	Proposed Positions	
Professional			
Director	$400-$750	1	
Assistant Director	$380-$580	1	
Senior Planner	$350-$550	3	
Planner	$300-$450	7	
Assistant Planner	$230-$400	3	
Planning Analyst	$230-$400	2	
			17
Technical			
Draftsman (Planning)	$200-$300	14	
			14
Secretarial			
Executive Secretary	$143-$230*	1	
Secretary	$119-$203*	1	
Stenographer	$ 96-$180*	2	
Junior Clerk	$ 60-$148*	2	
			6
Total			37

*Existing ranges are shown. These will be revised in accordance with the City-wide Civil Service study now under way.

Table No. 2. Current Personnel Schedule of the City Planning Department.

Classification	Biweekly Salary Range	Positions Budgeted	Positions Filled
Professional			
Director	$400-$750	1	1
Assistant Director	$357-$500	1	1
Senior Planner	$286-$400	1	0
Planner	$238-$350	3	2
Assistant Planner	$191-$275	2	1
Planning Analyst	$191-$275	1	1
Technical			
Cartographer	$191-$275	0	0
Draftsman	$119-$248	4	2
Draftsman, Part-time	$1.03-$4.33 hr.	6	5
Planning Statistician	$119-$175	0	0
Secretarial			
Executive Secretary	$143-$230	1	1
Secretary	$119-$203	1	1
Stenographer	$ 96-$180	2	1
Junior Clerk	$ 60-$148	1	1
Total		24	17

(Vacancies as of October 1, 1964.)

3. Budget.

On the following page, in Table No. 3, is given the City Planning Department Budget for 1964. The approved budget is $163,257, which includes an amount of $25,000 from Harris County. Actually, the Department will not expend its full budget this year, because of the large number of unfilled positions and the reorganization of the Department. The work of the Department this year has been almost entirely that of development coordination.

To undertake the recommended work program with the organization and personnel recommended, we will need to add a considerable sum to the City Planning budget for the coming years.

The proposed City Planning Department Budget for 1965 is set forth in Table No. 4. The positions and salaries shown are in accordance with the proposed personnel schedule discussed in the preceding section. The total budget of City funds recommended is $249,220, which with the $25,000 participation by Harris County would be a total of $274,220, of which $216,720 is for personal services and $57,500 is for supplies, contractual, maintenance, and capital outlay. We have assumed that the Central Mapping Program, including aerial photography, will be adopted by the City. The adoption of the Central Mapping Program is most important to the planning program. There is included a sum of $25,000 for special planning consultants who may be called upon during the course of the preparation of the Comprehensive

Table No. 3. City Planning Department Budget for 1964.

A. Personal Services		$150,157
1 Director	$12,441	
1 Assistant Director	10,938	
1 Senior Planner	7,623	
Termination Settlement, Director	5,752	
3 Planner	22,789	
2 Assistant Planner	12,157	
1 Planning Analyst	6,112	
1 Executive Secretary	6,513	
1 Secretary	4,810	
2 Stenographer	8,558	
1 Junior Clerk	3,504	
4 Draftsman	21,357	
6 Draftsman, Part-time	27,603	
B. Supplies		9,500
C. Contractual		3,000
D. Maintenance		600
E. Capital Outlay		-0-
Total		$163,257
Less charges to County		25,000
Total from City		$138,257

Table No. 4. City Planning Department Proposed Budget for 1965.

A. Personal Services		$216,720
1 Director	$16,000	
1 Assistant Director	11,500	
3 Senior Planner	30,030	
7 Planner*	42,970	
3 Assistant Planner	19,470	
2 Planning Analyst	12,110	
1 Executive Secretary**	6,500	
1 Secretary**	4,800	
2 Stenographer	7,800	
2 Junior Clerk	7,000	
8 Draftsman	40,540	
6 Draftsman, Part-time	18,000	
B. Supplies		18,000
C. Contractual		30,000
Travel, Communications	$ 5,000	
Special Consultants	25,000	
D. Maintenance		1,500
E. Capital Outlay		8,000
New equipment for new personnel		
Total		$274,220
Less charges to County		25,000
Total from City		$249,220

*Three of these positions would not be filled until June 1, 1965.
**Salary adjustments may be made following City-wide survey by Civil Service.

Plan and the Central Business District Master Plan. Specific requests for consultants would be submitted as appropriate, detailing the need and scope of such special consultant work, for individual consideration, approval, and authorization.

This proposed 1965 budget is subject to some refinement when the formal budget for 1965 is prepared by the City Planning Department. The proposed budget has been set forth in preliminary form in this report to assist the reader to fully appraise the recommended city planning program.

In keeping with the city planning needs for a city the size of Houston, with its rapid growth and extensive jurisdictional area beyond the city limits, a much greater budget could be properly justified. Indeed, a much larger budget was seriously considered. The recommended budget has been held low. Even at the low level recommended herein, the increase proposed is sizable compared to the city planning budgets of recent years. The increase would represent a significant step forward in Houston's planning program. I strongly urge that this important step be taken.

4. Space.

Currently the City Planning Department is housed on part of the seventh floor in the City Hall. The 2,196 square feet of usable space now provides an average of 105 square feet per employee for 21 employees. If the proposed work program is adopted and a staff level for the Department of 37 persons is authorized, the Planning Department would need approximately

4,000 square feet of floor space. It is important that this floor space be not only adequate in size but that all of it be together in one place. The location of all the Planning Department personnel together permits the free interchange of information and ideas between the various Divisions of the Department. We feel that if the Department were divided, its efficiency would be hampered. In the location of space for the Department, it is most desirable that the space be located in the City Hall, where the other City Departments have their headquarters. The continuous liaison with the other City Departments is essential not only in the development coordination program but also in the comprehensive planning program, which involves many other City Departments in daily coordination.

Fortunately, the tenth floor may become available next year with the relocation of the Health Department into the Medical Center. The tenth floor of the City Hall would provide 4,131 square feet of usable space, or 112 square feet per employee with an employee strength of 37.

It is recommended that the tenth floor of the City Hall be assigned to the City Planning Department, to be occupied upon release of the space by the Health Department.

Summary

Please turn to page 1 for the summary of this report.

Appendix A. Staff and Expenditures of City Planning Agencies of Cities over 700,000 Population

City	Population	Expenditures Per Capita	Staff: Professional Planners	Staff: Other Professional	Staff: Total
New York	7,781,984	$ .258	61	68	200
Chicago	3,550,404	.232	40	16	84
Los Angeles	2,634,000	.538	82	9	172
Philadelphia	2,002,512	.267	34	4	71
Detroit	1,620,000	.355	29	11	65
HOUSTON	1,370,000	.099	11	0	24
Baltimore	939,024	.419	15	6	56
Cleveland	869,867	.237	18	1	34
Dallas	780,000	.410	22	0	54
Milwaukee	758,000	.531	25	1	43
St. Louis	750,026	.208	16	0	27
San Francisco	745,000	1.103	28	0	44

Average per capita expenditures $ .402

Average per capita expenditures, excluding Houston .433

Source: Expenditures, Staff, and Salaries of Local Planning Agencies
Planning Advisory Service Information Report No. 184, March, 1964, American Society of Planning Officials.

1964
ANNUAL REPORT

HOUSTON CITY PLANNING DEPARTMENT

Roscoe H. Jones, Director
City Planning Department

HOUSTON CITY PLANNING DEPARTMENT
1964 ANNUAL REPORT

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CITY PLANNING COMMISSION'S PURPOSE, SCOPE, AND AUTHORITY

Article 974a of the Texas Civil Statutes is the enabling legislation which permits municipal regulation of the subdivision of land within a city and within the unincorporated area five miles beyond its corporate limits. The City of Houston exercised its authority under this act in 1940 and created by ordinance a City Planning Commission and a City Planning Department to establish and maintain control of land subdivision activities and to provide other services as specified in the ordinance. The City Planning Commission is composed of ten citizen members who are appointed by the Mayor subject to confirmation by the City Council. The Commission membership also includes an ex officio member, being the Director of the Department of Public Works, and one alternate member, being the Harris County Engineer who acts in the absence of a member of the Harris County Commissioners' Court. The Director of the City Planning Department serves as Secretary to the Commission.

The ordinance establishing the City Planning Commission also authorizes and charges the Commission with the responsibility to prepare and recommend general plans for the physical development of the city, including plans for major thoroughfares and freeways, parks, parkways, transportation facilities, public buildings, and other municipal facilities, and to exercise the necessary administrative procedures relative to the control of land subdivision within the city and within the extraterritorial jurisdiction area as specified by the State Statutes. The jurisdictional area of the City Planning Commission at the end of the year covered approximately 2000 square miles and extends over most of Harris County and affects portions of Galveston, Brazoria, Fort Bend, Waller, Montgomery, and Liberty Counties.

To implement the Commission's work, the City Council also created in 1940 the City Planning Department which acts as the technical and professional staff to the Planning Commission and to the Mayor in the preparation of these general plans and the administration of land subdivision controls. The City Planning Department also acts with and assists all other City Departments and other governmental agencies in formulating and executing proper plans for the orderly development of the Houston metropolitan area.

LAND SUBDIVISION CONTROL ACTIVITIES

Land Subdivision Activity

During 1964 the City Planning Commission reviewed a total of 272 subdivision plats of various types, which affected 10,439 acres of land. Ninety-eight of these plats were filed in the County records and affected 2136.50 gross acres of newly subdivided property and contained 5,559 new residential lots. These recorded plats also accounted for the dedication of an additional 52.68 miles of local street right-of-way and 4.30 miles of designated major thoroughfare right-of-way which were located in conformance with the City Planning Commission's "Plan for Major Thoroughfares and Freeways."

Subdivision Development Trends

The development of new subdivisions in the Houston area continues to be very active, with 66.3 per cent of the 98 plats recorded being located within the corporate limits of the City of Houston.

Of the 65 plats recorded inside Houston's city limits, 82 per cent were planned to be developed with high-quality improvements such as concrete streets with curbs, gutters, and storm sewers, along with sanitary sewers. Thirty-three subdivision plats were recorded located outside the Houston city limits, and the demand for these high-quality development features is reflected in the fact that 79 per cent of these additions plan to be developed with concrete streets with curbs, gutters, storm sewers, and sanitary sewer systems.

Subdivision Control Regulations

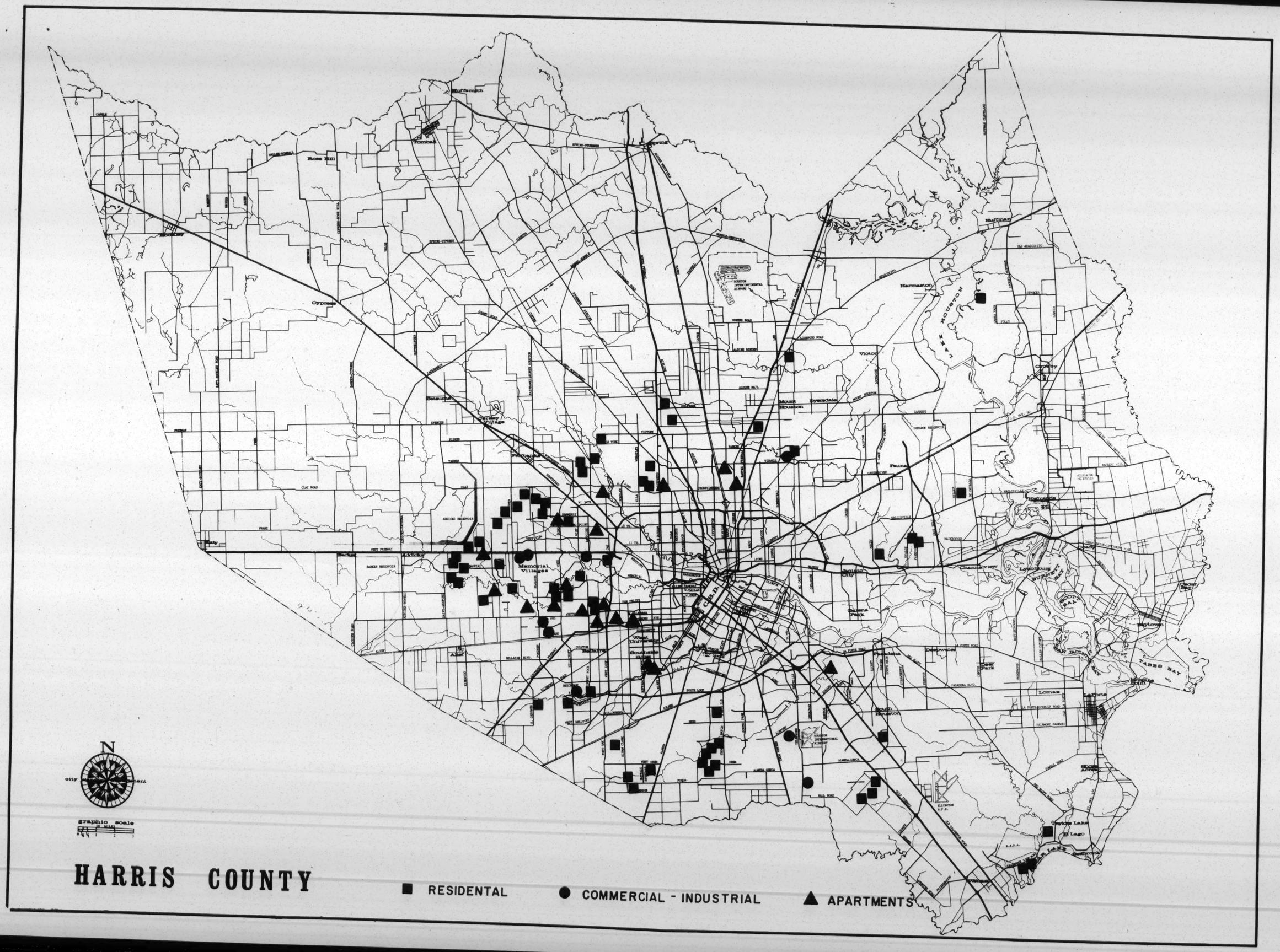
The primary instrument for the control of land subdivision activity is the City Planning Commission's "Rules for Land Subdivision," which were adopted in 1957 and revised through February 11, 1964. These rules list the standards and procedures relative to the processing of a subdivision plat for approval by the Commission, and the standards involved are based upon nationally accepted planning criteria.

Under the provisions of the City Ordinance No. 2639, passed June 9, 1948, and amended by Ordinance 58-1357, passed January 7, 1959, the City Planning Commission must also review the plans of projects which are proposed to contain private streets.

For the past several years efforts have been made to formulate the City Planning Commission's "Rules for Land Subdivision" into Ordinance form in an effort to fully secure these regulations under the terms of state laws and city ordinances affecting the subdivision of land. Early in 1964, the City Planning Department with the aid of the Legal Department drafted a proposed ordinance adopting the City Planning Commission's existing rules, with added sections relating to variances to provide procedures for special handling of hardship cases and penalties for violation of the ordinance. In October, this proposed ordinance was transmitted to the local subdivision engineers, developers, and other interested groups for their study and constructive comments. The Houston Home Builders Association specifically asked that their organization be given an opportunity to completely review this proposed ordinance prior to its submittal to the City Council. The review by the Home Builders Committee was delayed by the holiday season. They have indicated that they will submit their report early in January. It is anticipated that this proposed ordinance will be submitted to City Council in 1965.

Income from Subdivision Control

The processing of subdivision plats through the City Planning Commission requires considerable staff time and departmental expense. To offset some of


HARRIS COUNTY
RESIDENTAL
COMMERCIAL - INDUSTRIAL
APARTMENTS
N
Graphic scale
Cypress
Hockley
Waller
Tomball
Spring
Humble
Aldine
Houston
Harris
Pasadena
Deer Park
La Porporte
Baytown
Channelview
Galena Park
Jacinto City
Bellaire
Memorial Villages
Sugar Land
Fairbanks
Cloverleaf
Lomax
Hedwig Village
Spring Branch
Alief
Sharpstown
Westbury
Meadows
Bunker Hill
Spring Valley
Bellfort
Sunset Heights
Houston Heights
Oak Forest
Garden Oaks
Acres Homes
Northwest
Northline
Northeast
Kashmere Gardens
Fairmont
Fairbanks
Cloverleaf
Lomax
Galena Park
Jacinto City
Channelview
Deer Park
Pasadena
Bellaire
Sugar Land
Baytown
Texas Lake
Kilgo
Clear Lake
Seabrook
Taylor Lake
Tasso Bay
Scott Bay
Burnet Bay
Lynchburg
Ellington A.F.B.
Houston Intercontinental Airport
Hobby Airport
Sheldon Reservoir
Addicks Reservoir
Barker Reservoir
Cypress Creek
Spring Creek
Buffalo Bayou
Brays Bayou
Sims Bayou
Hunting Bayou
Vince Bayou
Clear Creek
Cypress Creek
Spring Creek
Buffalo Bayou
Brays Bayou
Sims Bayou
Hunting Bayou
Vince Bayou
Clear Creek
Gulf Freeway
Katy Freeway
Eastex Freeway
Northwest Freeway
Hardy Toll Road
Beltway 8
Beltway 610
Loop 610
Loop 610 West
Loop 610 East
Loop 610 North
Loop 610 South
Loop 610 Southwest
Loop 610 Southeast
Loop 610 Northwest
Loop 610 Northeast
Loop 610 Southeast
Loop 610 Southwest
Loop 610 Northwest
Loop 610 Northeast
Loop 610 South
Loop 610 West
Loop 610 East
Loop 610 North

these costs, minimum fees are charged to the subdivider, based upon the following schedule:

1. Preliminary plats - $10 plus 70 cents per residential lot, plus $2 per acre for land within the boundary of the plat which is not divided into lots but is intended for apartments, commercial, industrial, cemeteries, etc.

2. Final plats - $5 plus 30 cents per lot, plus $2 per acre for land within the plat boundary not divided into lots as described in (1) above.

During 1964, the City received a total of $14,144.52 in connection with the processing of subdivision plats. Previous years' subdivision fee income reflected $15,564.73 in 1963; $11,257.95 in 1962; $6,801.39 in 1961; and $7,829.37 in 1960.

MAJOR THOROUGHFARES AND FREEWAYS

Plan for Major Thoroughfares and Freeways

The Plan for Major Thoroughfares and Freeways adopted by the City Planning Commission has been the principal guide for the development of the Houston metropolitan area thoroughfare system since 1942. This plan, along with the administrative actions to implement it, is designed to prevent a street system from developing in a haphazard manner and to insure the development of an adequate and efficient vehicular transportation system throughout the metropolitan area.

To keep the Plan for Major Thoroughfares and Freeways current, it is necessary to revise and expand the map from time to time as new developments take place. In June the 1964 edition of this plan was published. By the end of the year, approximately 2000 of these plans had been furnished to the general public upon their request. To offset some of the printing costs involved in the publication of these maps, the policy of furnishing one map free upon request was continued, and additional copies are sold for 49 cents with one cent State Sales Tax. At the end of the year, the City had received $130.50 from the sale of these maps.

Official Changes in the Plan

It has been the policy of the City Planning Commission to hold public hearings relative to proposed major changes in the Plan for Major Thoroughfares and Freeways. On April 1, the City Council requested the City Planning Commission to hold a public hearing on the modification of the alignment of West Bellfort Avenue in the vicinity of the Southwest Freeway. The location in question lies outside the city limits and involved the approval of a subdivision plat known as Parkglen Addition, in which approximately one mile of West Bellfort Avenue was to be dedicated. A hearing was held by the

Commission on this matter on May 19, and the Commission determined that the revised alignment as previously approved within the plat of the proposed Parkglen Addition was in the best interest of the public and so approved the revision in the Plan.

In October studies were made relative to the modification of the proposed alignment of West Airport Boulevard between Chimney Rock Road and Almeda Road. The original alignment for this major thoroughfare was established by City Council, and a public hearing on the realignment of this thoroughfare was held by City Council upon the recommendation of the City Planning Department on November 4 and continued on November 18. The City Council on November 18 approved the relocation of the alignment of West Airport Boulevard as recommended. This change will allow a continuation of the development of this important thoroughfare in the very near future and will secure dedication of the right-of-way for a distance of approximately 1.5 miles through new subdivision activity.

Expansion of the Major Thoroughfare Plan

In November, 1963, the City annexed various 10-foot strips of land along prominent roads radiating from the City, in a move designed to take full advantage of the newly enacted state municipal annexation act (Article 970-A) and to bring the major portion of Harris County under the extraterritorial jurisdiction of the City of Houston. This annexation also automatically extended the City Planning Commission's jurisdictional area to cover approximately 2000 square miles of land and to extend over most of Harris County and portions of Galveston, Brazoria, Fort Bend, Waller, Montgomery, and Liberty Counties.

Since the present Plan for Major Thoroughfares and Freeways does not cover all of this area, it is necessary that the Plan be expanded to effectively continue the Commission's comprehensive planning work and land subdivision control activities. On May 5 the City Planning Commission authorized the Department staff to initiate work on an expanded plan which would cover all of the Commission's jurisdictional area.

Considerable staff time was spent during the year in the preparation of suitable base maps which cover this large area. Late in the year, arrangements were completed with a private map company to allow our use of their current copyrighted maps, which indicate major topographic features, property lines, survey lines, and other miscellaneous data, for the development of a revised and expanded Plan for Major Thoroughfares and Freeways for the Houston Metropolitan Area. It is anticipated that this mapping work will be completed during 1965.

Blue Ridge Prison Farm Major Street Plan

During May and June, the City Planning Department developed a detailed Plan for Major Thoroughfares and Freeways within the area of the Blue Ridge Prison farm. This study was initiated upon request of the Texas Department

of Corrections and was used as a part of their offering of this land for sale to the public. The strategic location of the 6800 acres of land within the Blue Ridge Prison farm necessitated the location of major streets in such a manner as to be compatible with the established Houston major thoroughfare and freeway system.

This plan was completed and furnished to the Texas Department of Corrections and is included in their invitation for bidders. The specifications of the invitation noted that the right-of-way for each of the proposed major thoroughfares shown on the plan would be reserved for road use and thus insure the development of this thoroughfare system throughout the Prison Farm area.

Houston Metropolitan Transportation Study

Under the provisions of the 1962 Federal Highway Act, all metropolitan areas in the United States with a population of over 50,000 persons must have a continuing transportation study process created and operating, and after July 1, 1965, any such area that has not developed such a program will not be eligible for federal highway funds and Bureau of Public Roads participation.

Fortunately, a continuing metropolitan transportation study for the Houston metropolitan area was initiated by the City in 1959. This study also included participation by the Texas Highway Department, Harris County, and several adjacent incorporated communities. Efforts through 1963 in this transportation study developed much factual information regarding existing conditions and projected transportation needs. Much of this information has been published in the following reports:

"Origin and Destination Survey" - 1960 (updated 1953 study)
"Freeway Phase Report" - 1961
"Designing a Transportation System with You in Mind" - 1962
"Land Use and Population" - 1963
"Public Transit" - 1963

Recent developments in the Houston metropolitan area such as the development of the NASA Manned Spacecraft Center in southeast Harris County and the development of the Houston Intercontinental Airport in north Harris County have a great impact on the over-all transportation system, and expansion of the basic transportation studies begun in 1959 is now necessary and appropriate.

To formalize and expand the existing transportation study efforts in conformance with the 1962 Federal Highway Act, the City entered into an agreement with the Texas Highway Department during 1964 to develop additional studies designed to cover the transportation needs of southeast Harris County and to update and re-evaluate data assembled in the 1960 study area. The City Planning Department, the Traffic and Transportation Department, and

other closely associated city departments will continue to provide basic data and personnel to implement the development of the various studies and forecasts as required. The City Planning Department will again be specifically involved in furnishing continued analysis of the economic factors, population distribution and projections, and land use and development trends within the study area. Elements of this work are anticipated to begin early in 1965.

Major Thoroughfare Alignment Studies

To implement the Plan for Major Thoroughfares and Freeways, it is necessary for the City Planning Department staff to develop more detailed and specific street alignment studies. During 1964 the staff prepared 33 major street alignment studies, which were utilized as the basis for recommendations to the Mayor and City Council.

PARK SYSTEM DEVELOPMENT

Plan for a Park System

The City Planning Department also has the responsibility of maintaining and implementing the Plan for a Park System which was developed in 1959 in cooperation with the Parks and Recreation Department. This plan acts as a general guide, similar to the Plan for Major Thoroughfares and Freeways, and is based on nationally accepted park site locational criteria. This plan indicates the general location for neighborhood parks (6-12 acres), playfields or community type parks (12-50 acres), and large parks (50 acres up).

Park Site Acquisitions

During 1964 the City purchased two complete park sites, composed of a total of 14.40 acres of land, at a cost of $88,086. The City also purchased additional properties for expansion of Brock Park, West 23rd Street Park, and Songwood Park, comprising a total area of 21.3 acres of land, at a cost of $73,749.

At the end of the year the Real Estate Department had authorization to purchase four park sites containing a total area of 58.4 acres of land. Each of these acquisitions was in general conformance with the City Planning Commission's adopted "Plan for a Park System."

1964 Park Site Acquisition Activity

New Parks Purchased	Acreage
Shepherd Park Plaza	8.25
Forest West Addition	6.15
TOTAL	14.40
Additions to Existing Parks	
Brock	15.66
West 23rd Street	.15
Songwood	5.49
TOTAL	21.30
TOTAL ACQUISITION	35.7
Parks authorized for acquisition	
Crestmont	8.4
Tanglewilde	25.0
Ramblewood	17.0
Site No. 11 (Burbank School Area)	8.0
TOTAL	58.4

GENERAL PLANNING ACTIVITIES

City Planning Commission's 1963 Annual Report

Under the provisions of the City Charter, all City Departments are required to submit to the Mayor by January 15 an annual report of the activities of that Department for the preceding year. The City Planning Department 1963 report was compiled and submitted on January 15, 1964, in conformance with the provisions of the Charter. However, it has been the policy of the City Planning Commission to prepare a more elaborate annual report, utilizing the basic text of the City Planning Department's report, adding more graphics and photographs, and producing the report for distribution to the general public. The Commission's version of the 1963 Annual Report was published in June of 1964 and was given wide distribution throughout the remainder of the year.

Subdivision Activity Quarterly Statistical Reports

With the ever-increasing volume of land subdivision activity within the City Planning Commission's 2000-square-mile jurisdiction area, there has been a constant demand by various governmental agencies, elected officials, private citizens, and organizations for detailed information relative to land subdivision activity. To meet this demand and to provide a useful tool for the City's planning research program, the City Planning Department during 1964 designed, published, and distributed such statistical reports on a quarterly basis. These reports include a map of Harris County showing the name and location of subdivisions recorded during the quarter and a list of all subdivision plats submitted to the City Planning Commission for approval. This list provides such information as type of addition, Commission action (preliminary or final approval), recording date, gross area in acres, number of lots, length of local streets dedicated or widened, length of major streets dedicated or widened, and location by census tract and Governmental unit. These quarterly reports also include a summary of the land subdivision activity inside and outside the city limits. The demand for these reports is increasing, and it is anticipated that the publication of these reports will continue as a regular activity of the Department staff in the future.

Acres Home Planning Study

The general area known as Acres Home is located in northwest Harris County immediately adjacent to the northerly Houston city limits. This community covers approximately eight square miles and has a population of some 21,380 persons. The area is predominantly residential in character, and according to the 1960 census data the median family income was only $3,134. Considerable interest by the local citizens in this area has been centered around the possiblility of forming a Water Control and Improvement District to provide an urgently needed domestic water supply and a sanitary sewer system. There have been efforts in the past toward possible incorporation of this area as a municipality, but the citizens there have rejected this proposal. Under the provisions of the State's Municipal Annexation Act, the formation of any new governmental unit such as a Water Control and Improvement District within the extraterritorial jurisdiction of a large city must be approved by the governing body of that city. Such a request was submitted to City Council during the year, and the Planning Department was requested to study this area in detail and develop a suggested plan for public improvements in the area.

Central Business District Report

A study of the Houston Central Business District was initiated in July, 1962, and was to be prepared by the Advance Planning Division of the City Planning Department. The purpose of this study was to develop a comprehensive understanding of the Houston CBD and to provide a meaningful guide for future public and private improvements in this important segment

of the city. This study was to be documented in three publications: "The CBD Today," a background report of past and present development trends; "The CBD North," a specialized report concerning the older segments of the CBD, with suggestions for revitalization; and "Proposals for the CBD," a report suggesting specific goals, general objectives, and principles which should influence the future development of the CBD.

Resignations of key personnel in the Advance Planning Division during 1963 and early 1964 forced termination of work on this study in January. In June, work again commenced on the publication of the "The CBD Today" report, and this work was completed late in December. Personnel shortages continue to delay work on the comprehensive plan of the CBD. Further study of the Houston CBD will be undertaken in the near future by the City Planning Department when additional qualified personnel can be secured.

Street Name Changes

During 1964, City Council authorized the changing of the name of 21 streets on the basis of recommendations by the City Planning Department and the Traffic and Transportation Department. The changes were necessary to eliminate confusing duplication. The duplication of street names is a major problem with respect to the delivery of mail, distribution of merchandise, and the dispatching of all types of emergency vehicles.

The City Planning Department, through its land subdivision control activities, requires that all street names in new subdivisions be either new names or logical continuations of the names of existing adjacent streets if they are not duplicates. This policy has prevented the establishment of more duplicate street names.

OPERATION AND ORGANIZATION

City Planning Commission

From January 1 through February 11, the membership of the City Planning Commission was as follows:

M. E. Walter, Chairman	Sol Laufman
Milton B. McGinty, Vice-Chairman	Otis Massey
Jas. J. Braniff, Jr.	V. P. Ringer
W. Kyle Chapman	Lester L. Tatum
M. A. Graham	E. B. Cape, ex officio
Alfred J. Knapp	Richard P. Doss, alternate

Ronald A. Heiser, Secretary

This Commission during its brief period of operation during 1964 held three regular meetings, and one meeting was held by the Subdivision Committee.

Late in February, Mayor Louie Welch appointed new members to the City Planning Commission, and this body is composed of the following citizens:

*M. E. Walter, Chairman	Jack Lander
Burdette Keeland, Vice-Chairman	*Sol Laufman
C. O. Beeler	Alvin S. Moody, Jr.
*W. Kyle Chapman	Earl J. Wood
John de Menil	E. B. Cape, ex officio
William N. Hollis	Richard P. Doss, alternate

Ronald A. Heiser, Secretary
January 1-June 30
Roscoe H. Jones, Secretary
June 30-December 31
*Members reappointed to the Commission

This new City Planning Commission held 23 regular meetings during 1964. At the meeting held on March 24, the Chairman appointed various standing committees designed to be available to undertake special projects and formulate recommendations for Commission action. These committees are: "Plats and Rules," Mr. Moody, Chairman; "Highways and Streets," Mr. Cape, Chairman; "Beautification," Mr. de Menil, Chairman; and "Land Program," Mr. Keeland, Chairman. The major activity of the City Planning Commission throughout the year was the review of a total of 272 subdivision plats which affected an area of approximately 10,439 acres of land.

Highlights of many of the Commission's meetings were the presentation of technical briefing sessions concerning specific areas of importance to planning. During the year seven such briefing sessions were held, which provided valuable information to the Commission. The first briefing session was held on September 8, with Mr. Howard N. Martin, Manager of the Research Department, Houston Chamber of Commerce, making the presentation on the Houston Area's Economy and the Port of Houston. On September 22, Mr. Russell Lokkeberg, Research Director of the Houston Community Council, presented the second briefing session, concerning Houston's Population and the factors which affect the rate of Houston's population growth. The third session was presented on October 6 by the Planning Director and consisted of the Director's recommended City Planning Program. The fourth briefing session was given by Mr. Gus H. Haycock, Director of the Parks and Recreation Department on November 3. Mr. Haycock outlined the scope of the operation of his Department and pointed out the need for continued effort to acquire parks and open space. On November 17, Mr. Cooper McEachern, Director of the Traffic and Transportation Department, provided the fifth briefing session, on the subject of current traffic operations, planning studies, and transit potentials in the Houston area. On December 1, Mr. Robert S. Braden, Vice-President of Turner and Collie Consulting Engineers, Inc., gave the sixth briefing session, on the subject of master planning for storm drainage in the Houston metropolitan area. The seventh briefing session was given on December 15 by Mr. W. E. White, Chief Engineer, Sewer Division, Department of Public Works, on the subject of sanitary sewer master planning.

City Planning Department

The City Planning Department presently occupies one half of the seventh floor of the City Hall and approximately one fourth of the second floor of the Old Criminal Courts Building. At the end of the year, the Department had a total staff complement of 18 employees, four of whom are part-time. During the year, nine employees resigned to enter private business. These resignations included a Senior Planner, a Planner, two Assistant Planners, and five part-time Draftsmen. The 1964 budget for the City Planning Department was $163,257. Of this amount $25,000 was contributed by Harris County for planning services accomplished in the unincorporated areas of the County. The City portion of the budget amounted to $138,257.

In April, Mr. Roscoe H. Jones was appointed by Mayor Welch as Director of the City Planning Department, and he assumed his duties as Director in June. Work was immediately undertaken to develop a revitalized planning program to meet the needs of Houston's growth. This recommended program was set out in a report which outlined details on staffing, budget, and work space requirements necessary to accomplish the goals of the work program. This recommended planning program was presented to the City Planning Commission in October and was adopted and was subsequently presented to the Mayor and City Council for their consideration in the approval of the 1965 City Budget.

City Planning Department Staff

Director	*Roscoe H. Jones
Assistant Director	Ronald A. Heiser
Planners	Carroll B. Brown
	John B. Raia
Assistant Planner	J. Stephen Crim
Planning Analyst	Mary Lou Sauer
Draftsmen	Esther F. McKean
	Lawrence J. Boudloche
	*Jack Williamson
	*Roy Jasso
Draftsmen (Part Time)	Clayton L. Nelson
	*William C. Murphy
	*Gary Willson
	*Clay H. Wellborn
Executive Secretary	Marguerite D. Aldrich
Secretary	Doris M. Garrett
Stenographer	Jayne Self
Junior Clerk	Linda L. Hubacek

*Employed in 1964

Resigned 1964

Vernon G. Henry, Senior Planner
Thomas R. Northrup, Planner
Tom Robinson, Assistant Planner
Robert D. Atkinson, Assistant Planner

John P. Stanford, Draftsman (PT)
Donald G. Jackson, Draftsman (PT)
John H. Johnston, Draftsman (PT)
Joe B. Reynolds, Jr., Draftsman (P
Gerald L. Williams, Draftsman (PT)

HOUSTON CITY PLANNING COMMISSION AND
HOUSTON CITY PLANNING DEPARTMENT

List of Publications - January, 1965

I. General Planning Reports

II. Annual Reports

III. Houston Metropolitan Area Transportation Study Reports

IV. Capital Improvement Programs

V. Bound Volumes

VI. Pertinent Reports of Other Agencies

I. General Planning

1. Houston, Tentative Plans For Its Development, Report to the Houston Park Commission, Arthur C. Comey, March, 1913.

2. Report of the City Planning Commission, Houston, Texas, Master Plan by Hare and Hare Consultants, October, 1929.

3. Rules For Land Subdivision, adopted by the City Planning Commission of Houston, Texas, 1938.

4. Rules for Land Subdivision, adopted by the City Planning Commission of Houston, Texas, May, 1940.

5. The Major Street Plan for Houston and Vicinity, 1942, Report of the City Planning Commission, Houston, Texas, November, 1942.

6. A Report on Land Subdivision, 1940-1946, by the City Planning Commission, Houston, Texas, January, 1947.

7. Employment Trip Study, Houston City Planning Commission, October, 1949.

8. Land, Population, Growth, Houston City Planning Commission, December, 1951.

9. Plan for a Park System, Houston City Planning Commission, May, 1952.

10. Heliports for Houston, Houston City Planning Commission, April, 1954.

11. Proposed Outer Belt Drive, Houston City Planning Commission, 1952.

12. Civic Center, Houston City Planning Commission, 1957.

13. Planning Accomplishments, (Report on planning accomplishments of Harris County Commissioners' Court), 1957.

14. Relocation of Union Station, Houston City Planning Commission, 1957.

15. A Comprehensive Plan, Houston City Planning Commission, January 3, 1958.

16. Houston Urban Area Comprehensive Plan Reports

    1a Purpose and Scope, April, 1958
    1b Economic Base, July, 1958
    1c Population, Land Use, Growth, December, 1959
    2a (Supplementary Study) Conditions of Residential Structures Survey, 1959

17. Proposed Regional Park (Addicks), Houston City Planning Commission, 1959.

18. Background Material on Zoning for Zoning Commission, Houston City Planning Department, January, 1961.

19. Recommended Zoning Ordinance, Houston Zoning Commission, 1962 (Preliminary)

20. Final Report and Recommendations, Houston Zoning Commission, July, 1962.

21. Apartment Trends, Houston City Planning Commission, August, 1962.

22. Houston Civic Center - Recommended Plan and Program, Civic Center Committee, October, 1962.

23. Proposed Parking Facilities Under Elevated Freeways - Houston CBD, Houston City Planning Department, January, 1963.

24. Houston Builds for the Future, Exhibit for 1963 AMA Conference, 1963.

II. Annual Reports

1. City Planning in Houston, Annual Report of the City Planning Commission, Houston, Texas, 1940, January, 1941.

2. City Planning in Houston, Annual Report of the City Planning Commission, Houston, Texas, 1941, January, 1942.

3. Annual Report, 1952, Houston City Planning Commission, February, 1953.

4. Annual Report, 1954, Houston City Planning Commission, March, 1955.

5. Report, 1955-1956, Houston City Planning Commission, April, 1957.

6. Annual Report, 1957, Houston City Planning Commission, January, 1958.

7. Annual Report, 1958, Houston City Planning Commission, February, 1959.

8. Annual Report, 1959, Houston City Planning Commission, February, 1960.

9. Annual Report, 1960, Houston City Planning Commission, February, 1961.

10. Annual Report, 1961, Houston City Planning Commission, February, 1962.

11. Annual Report, 1962, Houston City Planning Commission, February, 1963.

12. Annual Report, 1963, Houston City Planning Commission, June, 1964.

III. Houston Metropolitan Area Transportation Study Reports

1. Designing a Transportation System With You in Mind, February, 1962.

2. Origin - Destination Survey, 1960, Houston Metropolitan Area Transportation Study Report No. 1.

3. Freeway Phase - Houston Metropolitan Transportation and Transit Study, August, 1961, (Preliminary Report)

4. Projection of Land Use and Population, Houston Metropolitan Area Transportation Study Report No. 2.

5. Public Transit, Houston Metropolitan Area Transportation Study Report No. 3.

IV. Capital Improvement Program

1. Bond Program 1962-1963, A Proposal for Public Improvements, City of Houston Department Heads, February, 1962.

2. Capital Improvement Programs- City of Houston, 1964-65, Department Heads, May, 1964.

V. Bound Volumes

1. Report of the City Planning Commission, Houston, Texas, 1929

2. Reports of the City Planning Commission, Houston, Texas, 1940-1946

   a. 1940 Annual Report
   b. 1941 Annual Report
   c. 1942 Major Street Plan - Houston and Vicinity
   d. 1940-1946 Land Subdivision
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PROGRAM FOR THE PREPARATION

OF THE

COMPREHENSIVE PLAN FOR GREATER HOUSTON

AUGUST 15, 1965

Prepared by

Roscoe H. Jones, Director
City Planning Department
City of Houston, Texas

FOREWORD

In October, 1964, the City Planning Director presented a report entitled "Recommended City Planning Program for the City of Houston" to the Mayor, City Council, and City Planning Commission. This report recommended an expanded city planning program for the City and set forth detailed recommendations for budget, organization, and staff to carry forward the proposed program. This recommended program was approved by the City Planning Commission at its meeting of October 20, 1964, and forwarded to the Mayor and City Council. The 1965 budget request for the City Planning Department was in keeping with the recommended program. The 1965 Budget recommended by the Mayor and approved by the City Council included important increases in the City Planning Department budget to undertake the recommended city planning program. An important element of the program was the preparation of a Comprehensive Plan for the city of Houston.

In keeping with the above actions, this report outlines the work program currently underway for the preparation of the Comprehensive Plan for the greater Houston area. The report is prepared for the benefit of concerned agencies and individuals who may be desirous of knowing in detail the procedures in developing the Comprehensive Plan for greater Houston.

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PROGRAM FOR THE PREPARATION

OF THE

COMPREHENSIVE PLAN FOR GREATER HOUSTON

OBJECTIVES

This program is aimed at the following objectives:

1. Defining the study area for the Comprehensive Plan for greater Houston.
2. Discussion of the agencies and groups which will be involved in the process of preparing the Comprehensive Plan.
3. Discussion of the organization and staffing of the City Planning Department.
4. The setting forth in detail of the approach and work program to be followed in the preparation of the Comprehensive Plan for greater Houston.

STUDY AREA AND TIME

The City Planning Commission of the City of Houston is responsible for the review and approval of subdivisions within the city of Houston and in the unincorporated areas lying within five miles of the city limits of Houston. This area, known as the five-mile jurisdictional area, represents the area in which the City Planning Commission is concerned with the future growth and development. The area of some 2030 square miles includes practically all of Harris County and territory beyond Harris County. It is well to remember that the five-mile jurisdictional area will expand as the City of Houston annexes more territory in the future. The Comprehensive Plan for greater Houston, therefore, should include at least the five-mile jurisdictional area for which the City Planning Commission is responsible for today, plus some additional area beyond. The study area, therefore, has been defined to include all of Harris County plus some additional lands beyond Harris County. A new base map of this area has been prepared and may be viewed in the City Planning Department.

The time period for which the Comprehensive Plan for greater Houston is to be prepared has been set for approximately twenty-five years into the future, or to the year 1990. While this may seem like some time into the future, it is well to remember that many of these public improvements which are now being constructed will have a useful life of forty or fifty years or more. It is well that we look ahead to be assured that the proposed public improvements are properly located and properly sized to meet the needs at the mid point of their useful life. It should be remembered that it will take from three to five years to complete the preparation of the Comprehensive Plan. It is therefore not unreasonable to make 1990 the target date for the Comprehensive Plan. Actually, we will prepare the plan for the anticipated population of greater Houston of 1990. Such long-range view will give us the proper prospective which we need to make developmental decisions today which are shaping the future of tomorrow.

In 1965, the five-mile jurisdictional area of the City of Houston included 2030 square miles and a population of 1,500,000. It is anticipated that by 1990 this population will have doubled to reach 3,000,000. The Comprehensive Plan looking forward twenty-five years for an area somewhat greater than Harris County will be an important guide to both private and public agencies as they face the task of building equal to a second Houston.

PAST COMPREHENSIVE PLANNING EFFORTS

The city of Houston has benefited from planning for many years. Even the original layout of the city of Houston prepared by the Allen Brothers in 1936 was an over-all plan which guided the surveyors as they staked out the city. There were even provisions for public spaces such as the courthouse square and the market square.

The first comprehensive plan for the City of Houston was prepared by Arthur C. Comey, the distinguished city planning consultant from Boston. This 1913 Plan

was prepared for the Houston Park Board. As we read the 1913 Plan, we might well wish that more of the far-sighted proposals had been implemented. Many dollars would have been saved.

In 1929 the Master Plan by Hare and Hare, Kansas City Planning Consultants, was published. This Master Plan report, full of significant proposals for the city of Houston, resulted from seven years of work following creation of the first City Planning Commission and the retention of Hare & Hare as planning consultants. Again in the late thirties, additional planning work was undertaken with Hare & Hare as planning consultants.

In 1940, the City Council passed an ordinance reactivating the City Planning Commission and creating for the first time a City Planning Department with a professional planning staff. The work of the department in the early forties resulted in the publication of the 1942 Major Street Plan. The results of planning stemming from that major thoroughfare plan and professional planning work over the past years is clearly in evidence as we travel the excellent major thoroughfares of Houston.

In 1957, the City Planning Department began the studies for the preparation of a comprehensive plan for the city of Houston. A number of reports were prepared at that time including background reports on scope and extent of the comprehensive plan study, the economic base study, population studies, and land use studies. This most recent comprehensive planning effort was diverted by the efforts on zoning in 1960 to 1962.

It can readily be seen that the planning history of Houston has been extensive. While many of the planning proposals were not followed, some were, resulting in many fine improvements to the city of Houston. The value of city planning has been well demonstrated. Today the plans of the past are outdated. A new Comprehensive Plan is urgently needed. It is to fill this gap that the present work effort is getting under way.

APPROACH

The general approach for the program envisions the preparation of a Comprehensive Plan for greater Houston which will coordinate the planning of many individuals and public agencies, with a firm basis in research of the economic, population, land use, and physical factors of the greater Houston area. The Comprehensive Plan will present a guide for the decision-makers, both public and private, as they face the many-fold developmental decisions which will shape the future of Houston. The Plan will give these decision-makers a sound basis upon which to decide what shall be built, where and when and of what size. It is hoped that the need for a Comprehensive Plan which coordinates into one set of documents the plans and hopes and aspirations of our city is well recognized.

The approach to be followed is indicated by Figure 1; here we see that the work program is organized into a number of stages as follows:

1. Staffing
2. Program Design
3. Collection and Analysis of Facts
4. Development of Goals, Principles, and Standards
5. Preparation and Evaluation of Alternative Plans
6. Preliminary Plan Review and Adoption
7. Final Plan Preparation, Review, and Adoption
8. Detailed Master Plan
9. Continuing Planning Program

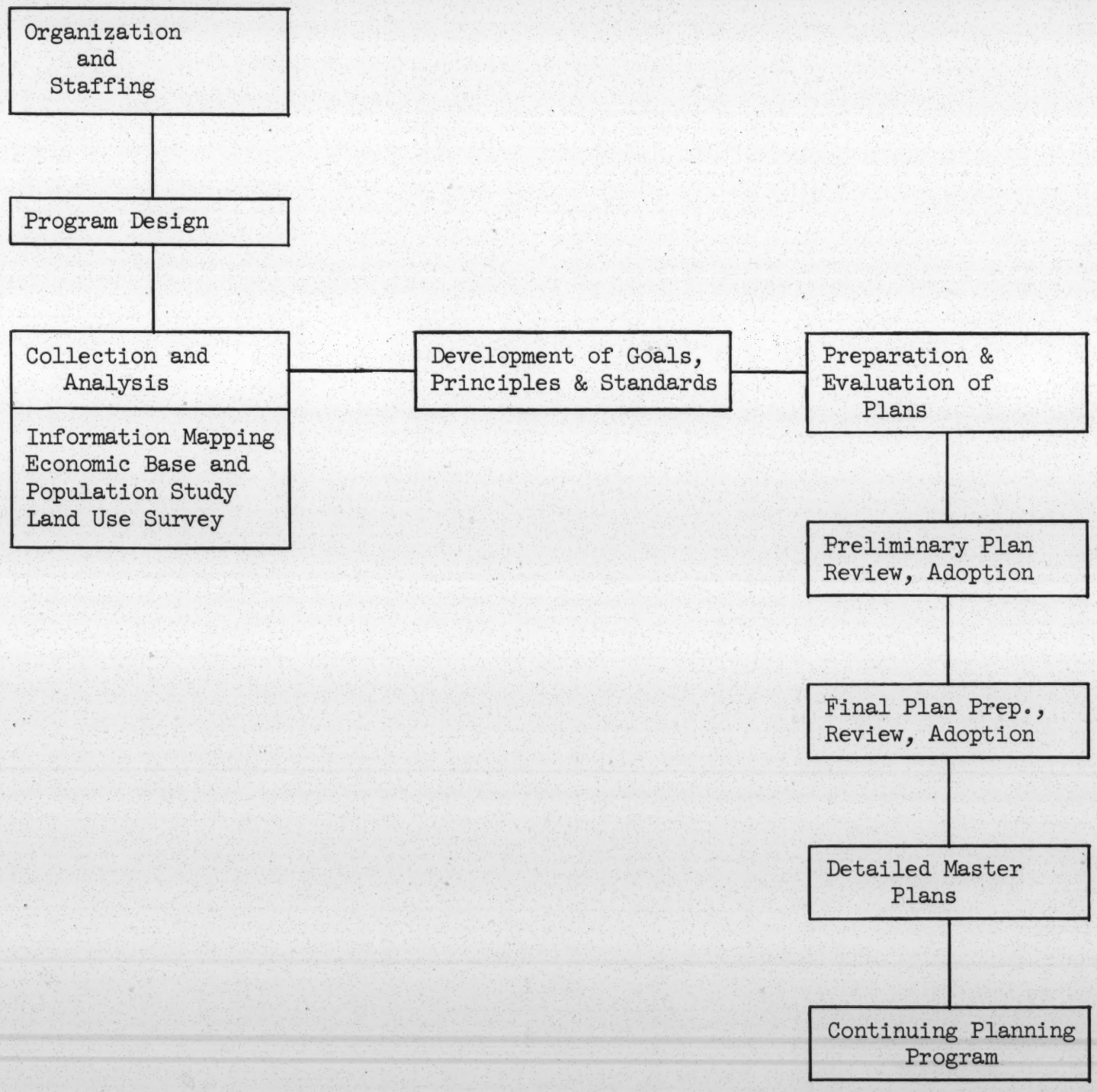
The section on Work Program below will describe in detail these work elements. Let us here look at these quickly to get the over-all approach to the preparation of the Comprehensive Plan.

The preparation of the Plan will involve many people and agencies. No one agency is responsible for the future of Houston; there are many. All these separate agencies, public and private, will want to share in the preparation of the Comprehensive Plan. Every attempt will be made to incorporate the thinking of all concerned into the new guide to Houston's future.

FIGURE I

WORK PROGRAM FOR THE

COMPREHENSIVE PLAN FOR GREATER HOUSTON



The staffing of the City Planning Department in accordance with the approved 1965 Budget is well under way. The program design also in full process.

As it can be seen from the Figure, the collection and analysis phase deals with a number of improtant types of information. Information mapping will include a whole series of maps, putting in graphic form various data about the physical, geographical, and public facilities of the greater Houston area. The economic base and population study not only will review the past and present economy and population of the greater Houston area, but will project the future economic potentials and population characteristics. A new land use survey will be made which will give us an up-to-date, accurate picture of how we are using our land today and what are its potentials for future development.

The development of goals, principles, and standards will not be the work of only the professional staff of the City Planning Department, but will rely heavily on the knowledge and experience of the City Planning Commission members and other community leaders of the City.

With the facts about our area known and fully analyzed, with the goals and objectives for the future development of Houston agreed upon, we will prepare various alternative plans and evaluate these as possible development schemes for the future of Houston. These plans will seek to help coordinate both public and private efforts into building a better Houston, fully exploiting the potentials which Houston has before it. Upon review of the alternative plans, a preliminary plan will be adopted which in the subsequent stages will be refined into the final plan which after review and adoption will become the official Comprehensive Plan for greater Houston. The Comprehensive Plan will be a flexible guide to the future, ready to change and adapt to the unknown changes in technology and developments which will come. The Comprehensive Plan then will be subject to periodic review over the coming years in order to keep it a current vital guide for the decision-makers of our city.

Upon the completion of the Comprehensive Plan, detailed master plans for parks, major thoroughfares, community facilities, etc., will be prepared in greater detail to guide the detailed decisions for the various public improvements.

WORK PROGRAM

The following outline delineates the scope of the various elements in the work program. The work program will develop along the lines of the current professional city planning practices.

ORGANIZATION

Figure 2 sets forth the organization for the preparation of the Comprehensive Plan of greater Houston. It points out the various agencies which will be called upon to participate in making the plan. The following describes the role of each one of these agencies.

General Citizenry. At the top is the general citizenry of the city of greater Houston. It is to the citizens of Houston that we must look for continuous guidance in what Houston of the future shall become.

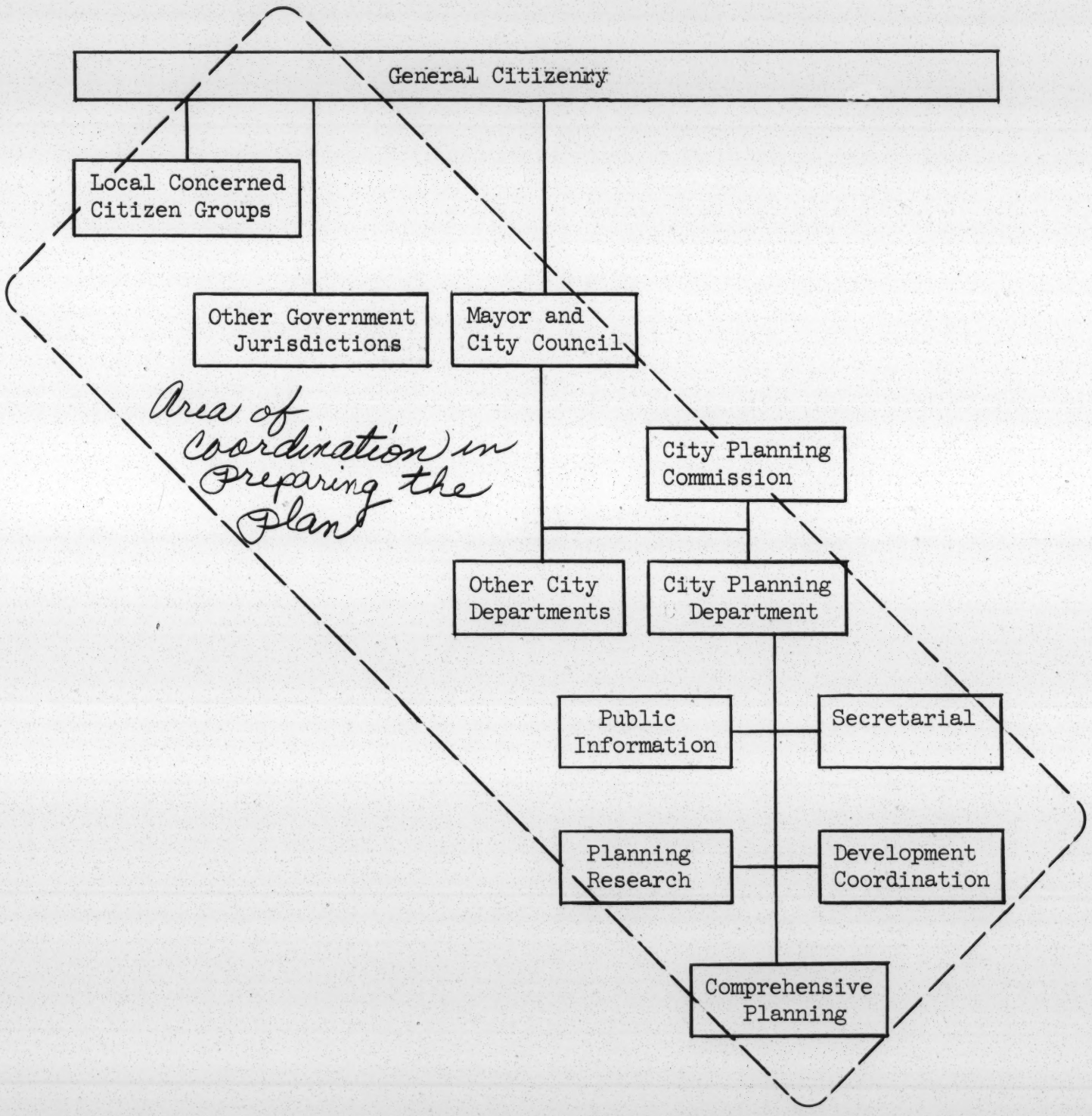
Mayor and City Council. The citizens elect the Mayor and City Council to represent them in the detailed matters of setting policy, to guide the growth and development of the city, and to implement plans and programs which will carry out the plans for the future. The Mayor and City Council, of course, have a prime leading role in the formulation and review of the Comprehensive Plan.

Local Concerned Citizen Groups. The citizens are represented through local concerned citizen groups. Among these groups is the Houston Chamber of Commerce, with its various committees which are continuously concerned with the coordination of both public and private developments to the enhancement of greater Houston. There are many civic associations and professional groups. We will be calling upon these citizen groups often in our comprehensive planning program to insure that the city's wants and wishes and desires are incorporated into the planning process.

FIGURE II

ORGANIZATION FOR THE PREPARATION OF THE

COMPREHENSIVE PLAN OF GREATER HOUSTON



Other Government Agencies. It is well to remember that the City government is only one of many local government agencies concerned with the future physical development of the city of Houston. Harris County certainly has a role to play in the development of greater Houston. The State Highway Department is another agency which has an important role in the development of the roads, the freeways, and a number of the major thoroughfares to serve greater Houston. The Harris County Flood Control District is concerned with the development of major drainage channels. The Port of Houston Navigation District is concerned with the development of the Port of Houston and with industrial growth and expansion along that important facility. The U.S. Corps of Engineers is concerned with navigation and drainage and flood control within our greater Houston area. There are many other government agencies which are concerned with the growth and development of greater Houston. Certainly we wish to incorporate the planning and work of these various government agencies into the preparation of the Comprehensive Plan.

Other City Departments. Under the Mayor and City Council we have other City departments which work alongside the City Planning Department: the Traffic and Transportation Department in the preparation of Plans for Major Thoroughfares, the Department of Public Works in the preparation of plans for utilities and major thoroughfares. Certainly these Departments must be continuously coordinated with the work of the City Planning Department if it is to be meaningful.

City Planning Commission. Playing a key role in the organization for the preparation of the Comprehensive Plan of Greater Houston is the City Planning Commission appointed by the Mayor and City Council. The City Planning Commission represents the community in the development of the plans for the future of Houston. We will be relying heavily on their extensive experience and intimate knowledge of this group of citizens as we progress in our planning program.

City Planning Department. The major staff work in preparation of the Comprehensive Plan for greater Houston will be by the City Planning Department (See Figure III.) Under the Director there are five units in the Department. While the task of making the Comprehensive Plan will be undertaken primarily by the Comprehensive Planning Division and the Planning Research Division, the entire Department will be involved. The assigned duties of the units of the City Planning Department are as follows:

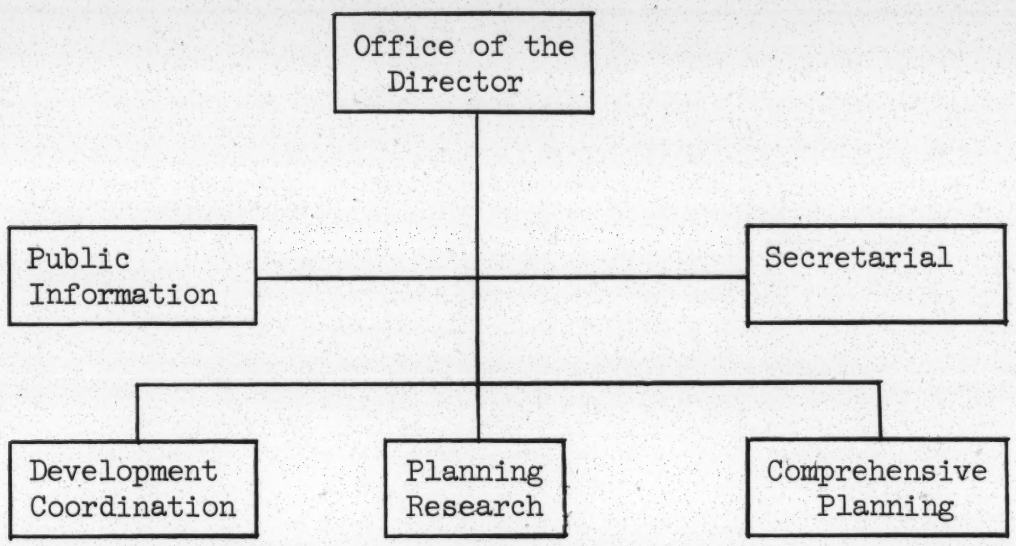
> Public Information Section - Provides citizens and agencies concerned with planning matters with up-to-date information upon request.
>
> Secretarial Section - Provides the Department with secretarial and stenographic services. Maintains the central files. Maintains budgeting, accounting, payroll, and personnel records for the Department. Records minutes of the City Planning Commission.
>
> Comprehensive Planning Division - Conducts studies of land use in conjunction with the economic and population analysis and prepares plans for traffic and transportation, parks and recreation, schools, and sewer, water, and other community facilities. Coordinates Capital Improvements with Comprehensive Plan. Maintains liaison with other City Departments and planning units of other public jurisdictions in the coordination of long-range plans.
>
> Planning Research Division - Conducts economic research, population studies including demographic analysis and housing studies, and other general research related to the preparation and implementation of the Comprehensive Plan. Conducts special research and analysis for current project planning and development coordination. Provides and maintains data and reference library.
>
> Development Coordination Division - Reviews and processes subdivision plats. Prepares subdivision and related regulations. Prepares detailed alignment studies and building line drawings of proposed major thoroughfares. Provides routine planning services, special area studies, and current project planning studies. Maintains liaison with other City Departments, other public jurisdictions, and private developers and citizens in coordination of current developments. Prepares in cooperation with other City Departments a recommended capital improvement program. Maintains mapping files.

FIGURE III

FUNCTIONAL ORGANIZATIONAL CHART

HOUSTON CITY PLANNING DEPARTMENT

August, 1965



STAFFING

In the discussion of organization it is well to point out the difficulties in staffing the City Planning Department. The recent budget approval by the Mayor and City Council has given the Department the green light to move expeditiously forward in the comprehensive planning program. However, one of the major difficulties that we, as well as many planning agencies in the nation, are facing is that of recruitment of qualified professional planners. One year ago the City Planning Department had eighteen employees with an authorized strength of twenty-six positions. During the past year we have employed twenty people and have lost eleven, bringing our current staff of the Department to twenty-seven people with an authorized strength of thirty-three (See Figure IV, Position Organization Chart of the Houston City Planning Department, and Chart V, Houston City Planning Department Authorized Positions.) With our 1965 approved budget, we have six vacant positions to fill. We feel confident that these positions will be filled before the end of the year. The work program and work schedule are based on the assumption that we will have the Department up to full authorized strength by the end of this year.

PROGRAM DESIGN

This phase of the program already well underway will design in detail the techniques and procedures which will be followed and the detailed work schedule to guide the program. It will spell out in more precise terms what the program will include and how it will be conducted. This will assist the staff of the City Planning Department in moving along in the comprehensive planning program and will give opportunities to the City Planning Commission and other concerned groups to become familiar with the approach to the preparation of the Comprehensive Plan. The Planning Research Division and the Comprehensive Planning Division will be responsible for the further detailing of the work program and procedures to be followed.

FIGURE IV

POSITION ORGANIZATION CHART OF THE

HOUSTON CITY PLANNING DEPARTMENT

August 2, 1965

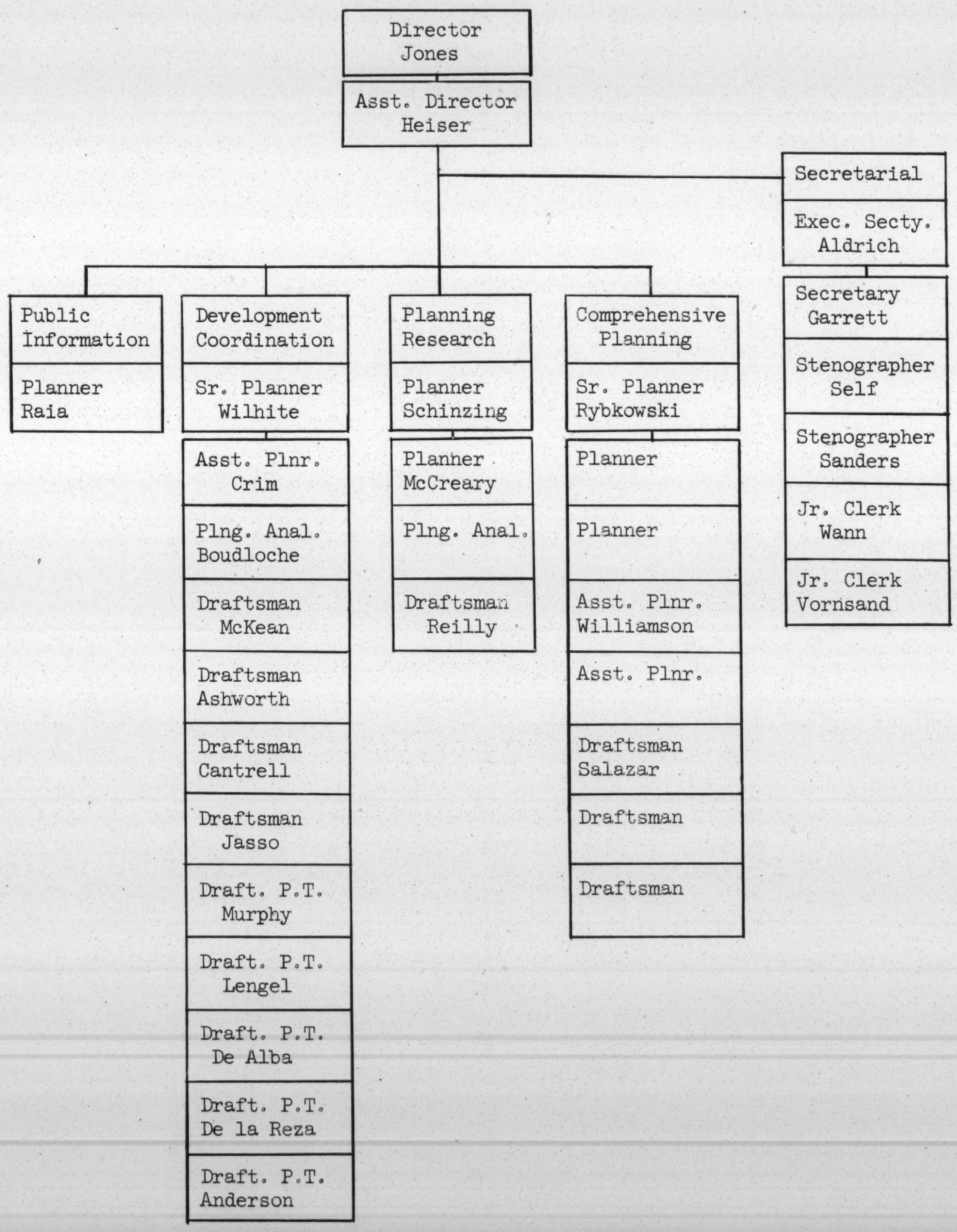


FIGURE V

HOUSTON CITY PLANNING DEPARTMENT

AUTHORIZED POSITIONS

August, 1965

Director	1
Assistant Director	1
Senior Planner	2
Planner	5
Assistant Planner	3
Planning Analyst	2
Executive Secretary	1
Secretary	1
Stenographer	2
Junior Clerk	2
Draftsman	8
Draftsman, Part-Time	5
TOTAL	33

COLLECTION AND ALALYSIS OF DATA

The collection and analysis of data, for convenience in discussion, has been divided into four major areas, each of which will be discussed separately.

Information Mapping - The preparation of the Comprehensive Plan for the complex metropolitan area of greater Houston attempts to collate a large array of facts, past and present, about the area. These facts, once collected, are analyzed and projected into the future so that we may realistically plan for the future of greater Houston. The information mapping program, already under way by the City Planning Department, will provide basic data on a uniform base map of 1" = 6000'. These information maps will provide data on school districts, school locations, park sites, open space, police and fire stations, drainage channels and areas, topographic data, political subdivisions, and a host of other data important to the preparation of the Comprehensive Plan and the Department's continuing planning program. Many departments and agencies will find these information maps helpful to them in their work efforts.

Economic Base Study - In 1959 an economic base study was made by the City Planning Department. Since that time there have been a number of major changes in the economy of the Houston region, and a detailed review will be made of these changes and the existing economic position. The following kinds of information will be collected and updated: (1) historical trends of various industrial categories, (2) a recap of the income analysis, (3) income consumption patterns, and (4) review of all relevant forecasts made for the greater Houston region. New analytical studies of Houston economic future will be made as needed. This study will be undertaken by the Research Division of the City Planning Department in close cooperation with the Research Department of the Chamber of Commerce, the Research Department of the Community Council, and other research agencies within the greater Houston area.

Population Studies - The City Planning Department made a population analysis in 1959, with detailed forecasts of population to 1980. These studies will be carefully reviewed, updated in conjunction with the economic base study, and extended to the year 1990. Particular emphasis will be placed on what has occurred in terms of population growth and distribution since the last study. Regional and state-wide forecasts will be reviewed to determine their appropriateness. The composition of the population will be also examined. Birth, death, and migration rates will be checked. The results will be compared with those obtained from the Economic Base Study. This work will be done by the Research Division.

Land Use Survey - In 1959 an area-wide study of land use was made by the City Planning Department. The results of this study were placed on a number of maps at 1" = 400'. The land use for the greater Houston area has changed considerably since the last survey. While the last survey will be helpful to the updating of this information, it is important that we conduct a new land-use survey. In addition, we are looking forward to the use of electronic data equipment and procedures to give us quick and easy analysis of the land use data to provide for the continuous updating of the land use survey.

DEVELOPMENT OF GOALS, PRINCIPLES, AND STANDARDS

It can readily be seen that the work described in the collection and analysis phase will extend to most of next year. While the collection and analysis of data is under way, we will proceed with the spelling out of goals and objectives of the city of Houston for the future. It is proposed that the development of goals and principles and standards will proceed by the preparation of what might be termed "policy reports" for review by the City Planning Commission, the Mayor and City Council, and other concerned groups. These policy reports will include:

1. Planning Objectives. A report will be concerned with the general objectives which planning seeks to secure for Houston in coordinating future development to achieve an efficient and economical urban environment. While this report will be general, it will help us as a city to focus our attention on what we wish for the future of our Houston area.

2. Urban Growth Pattern. This report will try to project ahead what the possible future pattern for the greater Houston urban complex might become and to what extent by the placement of transportation, industrial, and community facilities and by other efforts we can promote a more orderly, efficient, and economical urban growth pattern.

3. Proposed Planning Areas. In the planning for the vast urban complex of greater Houston, it is important that we try to understand the structure of this area and to identify those natural sub-areas of the urban community which have similar patterns and problems. An attempt will be made to identify major planning areas and within these areas, communities of 40,000 to 60,000 population. Within the communities, neighborhoods of from five to eight thousand population, or the service area of an elementary school, will be identified. This report will also discuss the problems of providing service to various types of urban areas.

4. Movement in the Metropolitan Area. This report will be concerned with the transportation pattern generally that serves the greater Houston area and will seek to identify problems both now and in the future and explore opportunities for developing an even better, more efficient transportation system to serve the greater Houston area.

5. The Use of Land and the Intensity of Land Use. This report will seek to summarize the results of the land use survey and apply the conclusions therefrom to general policy recommendations as to the future land development potentials.

6. The Developability of the Land. This policy report will review the drainage and soil conditions throughout the greater Houston area as they affect the potential for development of land and the utilization of that land for its highest and best use. It is important to remember that the natural geography of the greater Houston area plays an important role in the future urban development of this area. This report will seek to understand those natural geographic factors and the potential influence that they will have on the future development of Houston.

7. The Urban Environment. This policy report will seek to discuss the factor of amenity in our urban environment and the role that it can play in the future development of greater Houston.

PREPARATION AND EVALUATION OF ALTERNATIVE PLANS

With the data collected and analyzed, with the goals, principles, and standards established for the city, we will be in a position to, in effect, look into the future of greater Houston and see the various alternative development possibilities which we are faced with.

It is readily recognized that the future of Houston will be strongly determined by the Houston of today. Many of the buildings that are standing today will be standing in 1990. Many of the factors of urban growth which contributed so significantly to Houston's growth in the past will continue on into the future. It is with this understanding that there are many factors which are determining the future of Houston and that it is only within certain limits that we can alter some of these factors that we must look to the future of Houston. Each of the alternative development plans for the future of Houston should be subject to close scrutiny both as to the benefits which will derive from the plan and the cost which the plan would incur. In this way we can present to the citizens of greater Houston a choice of alternatives of what

the future of Houston should be, with the consequence of benefits and cost for each alternative and the degree to which each achieves the goals and objectives established in the earlier phases of the comprehensive planning program.

PRELIMINARY PLAN PREPARATION, REVIEW, AND ADOPTION

This phase of the program will look forward to the preparation of what could be termed the sketch plan or preliminary plan of the greater Houston of the future. This plan will not be complete in all detail; however, it will seek to show the projected development patterns of the future, projected land use pattern, the transportation facility pattern, and the community facility pattern and how they relate, one to the other, in a comprehensive plan. It is anticipated that several months will be taken in the review of the proposed preliminary plan by many concerned agencies within the community before it can be finally adopted by the City Planning Commission and the Mayor and City Council as an acceptable preliminary plan on which to proceed further in the comprehensive planning program.

FINAL PLAN PREPARATION, REVIEW, AND ADOPTION

This phase of the program will be concerned with the refinement of the adopted preliminary plan into a more finished product. This plan will seek to resolve a number of minor remaining conflicting items within the preliminary plan and seek to incorporate the comments and suggestions made during the preliminary plan review stages. It is this final plan which will be published in large numbers to provide the many civic leaders and concerned citizens the complete document for their review and guidance as they make the manifold public and private decisions which will shape the future of Houston.

DETAILED MASTER PLAN

The final comprehensive plan will serve as the basis for the further preparation of more detailed master plans for community facilities such as parks and open spaces and major thoroughfares, all in accordance with the Comprehensive Plan. Not all of these plans may be prepared by the City Planning Department, but the City Planning Department will stand ready to assist the City Departments or other local government agencies concerned in the preparation of the detailed master plan. It is well to remember that we already have a master plan for some of the elements and facilities of the community; however, it would be desirable to review these plans in detail in light of a new over-all, comprehensive plan. The planning process for a city is not like the planning process for a building, where the blueprints are prepared, the building is constructed, and the project is complete. The building of a city is continuous, as indeed the planning for that city must be continuous.

CONTINUING PLANNING PROGRAM

Recognizing that a city is never built and the planning must be continuous, this section of the work program has been included in our discussion here to fully recognize that planning is a continuing function of local government, as indeed it has been in Houston, as a continuing staff function since 1940. Only as a continuing program can the plans that have been prepared be continuously revised and interpreted to provide a meaningful guide to the day-to-day decisions that shape the future of Houston. In this phase of the work program the continuing planning program in its implementation phases and review phases will be scrutinized carefully and adjustments made as needed to provide an effective continuing planning program to insure that the Comprehensive Plan is ever meaningful, valid, and acceptable.

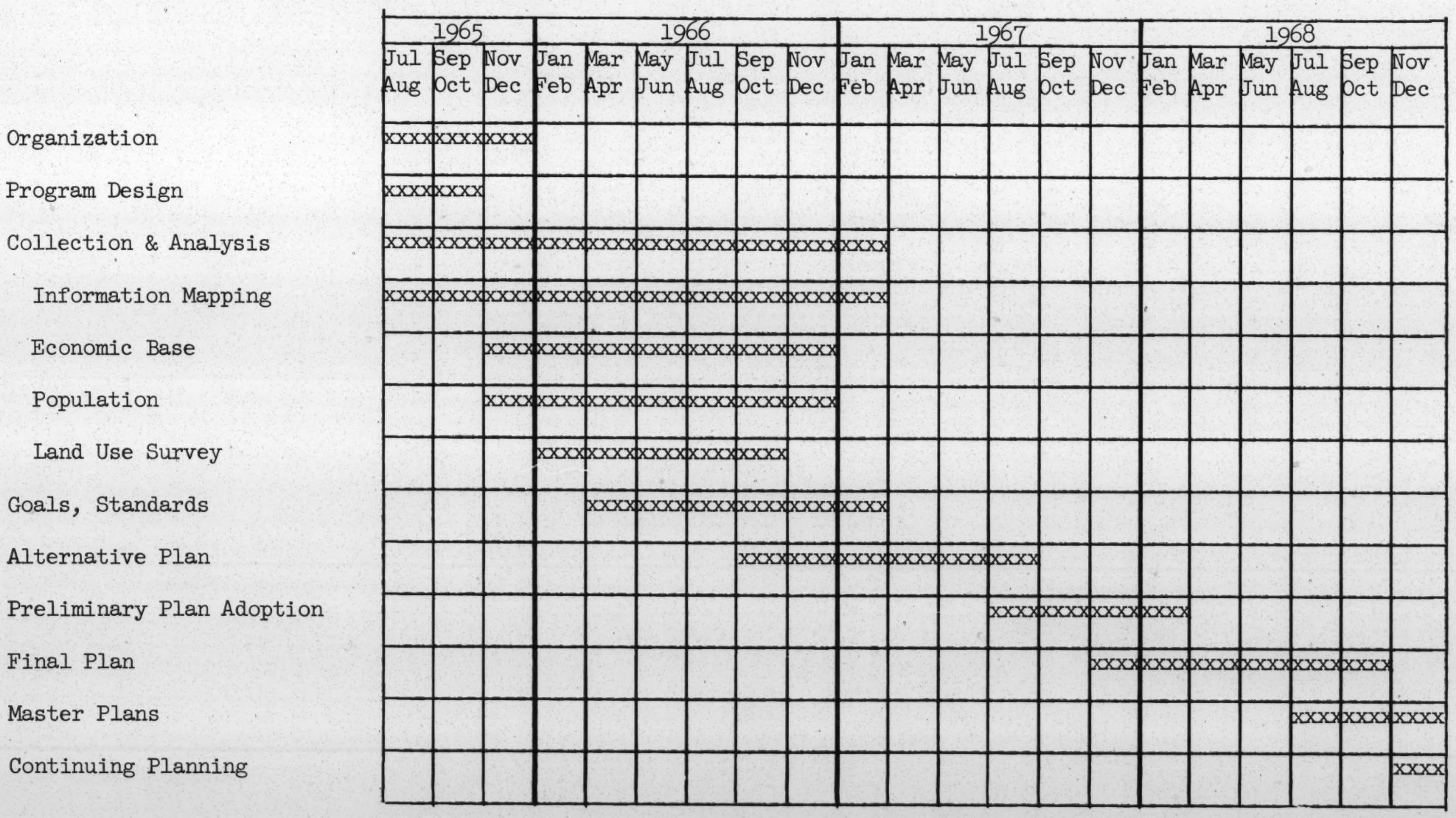
WORK SCHEDULE

The program design, of course, will be concerned with the development of a detailed work schedule to be followed. However, Figure VI gives a preliminary work schedule which it is anticipated we will be able to follow in carrying out the preparation of the Comprehensive Plan for Greater Houston. It deals with the various phases that have been described above and when they should be carried out. It should be pointed out that the schedule has been based on the adequate staffing of the Planning Department, with possibly some additional increases in the staff in the year of 1966 or 1967. It should be pointed out that the preparation of a Comprehensive Plan for a great city the size of Houston is not a fast process but is one which should be taken at such a rate as to permit the local concerned citizen groups, other governmental agencies, elected officials, and appointed officials to fully participate in the planning process. Only with this full participation, cooperation, and understanding, which indeed takes time, can the Comprehensive Plan of Greater Houston be the meaningful guide to a better, more efficient, more economical city of tomorrow.

The work schedule presents desirable target dates to accomplish the planning program within a reasonable period of time and yet provides ample opportunity for the coordination and cooperation process with all concerned groups.

FIGURE VI

WORK SCHEDULE FOR THE PREPARATION OF THE COMPREHENSIVE PLAN OF GREATER HOUSTON



December 22, 1965

Mrs. Al C. Ingersoll, III
3343 Parkwood
Houston, Texas

Dear Mrs. Ingersoll:

I won't to thank you so much for your hospitality on December 14th. The discussion with you and Mrs. Carman was most helpful and illuminating!

I am sure there were many moments of frustration and despair in your campaign for neighborhood awareness. However, the success which you were able to eke out in spite of the many odds should be most gratifying!

The information which you so kindly gave me is most helpful in trying to document this type of democratic action in a not too familiar area of potential service. I certainly commend you for your imagination and forthright action. Houston really needs this type of leadership in <u>every</u> neighborhood.

Hoping that I may have the pleasure of seeing you again and meeting your husband, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

December 22, 1965

Mrs. Max F. Carman
4409 Laurel Drive
Houston, Texas

Dear Mrs. Carman:

The discussion on the 14th of December was stimulating and I am most grateful to you and Mrs. Ingersoll. I hope this gem of an idea will not be allowed to die out but will spread to the whole community! This is truely democracy in action in the best sense of the term.

I hope you are successful in your effort of stabilization of the area containing the larger residential tracts which are unsuitable for today's economic position. If you meet a snag do not hesitate to drop me a note. I would be delighted to answer any questions or if you are not able to transmit clearly the thought concerning the ~~scientific~~ Schematic sketch to the planner you are able to get to work with you, I would be glad to hear from him.

With all of the best wishes, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

P.S. I note Mrs. Howard Barnstone is on the HCHR board, this is obviously your best source for a young planner. Please give my regards to Mr. Barnstone.

December 22, 1965

Mr. Roscoe H. Jones, Director
Houston City Planning Department
710 City Hall
Houston, Texas

Dear Mr. Jones:

I want to thank you very much for your hospitality on the 14th of December. Your comprehensive briefing of the Houston Plan was most stimulating. I was most impressed with what you are doing and with the tremendous potential of your undertaking. I trust you will get your Regional Planning underwey before long.

When you have a Recreational projection or a Rapid Transit proposal set up, I hope I will be able to see what they are. C@rrying the public along with you on the cities inevitable needs is certainly one of the most frustrating aspects of Urban Planning.

I hope also you will be so good as to forward me a copy of your study on the economic evaluation of property in relation to the Master Plan.

I was most interested in the work done in the past (1964-65) by the South MacGregor Promotion Committee instigated by Mr. and Mrs. A. C. Ingersoll, III and

Bcc: Mrs. Ingersoll
Mrs. Carman
Mr. H. Brown

Mr. & Mrs. Max F. Carman for the 3 civic groups in the MacGregor area. However, I wish this neighborhood pride would spread to other neighborhoods throughout the entire city. If this happened and there was a co-ordinating committee for all the groups, think of the potential of this educational means of creating the "public immage" of urban planning within Houston!

With all of the best wishes for your continued success and looking forward to seeing you in the future, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning

MGS/pf

December 22, 1965

Mr. Albert S. Golemon, FAIA
Golemon & Rolfe, Architects
5100 Travis St.
Houston, Texas

Dear Albert:

It was good to talk to you about the potentials of the Houston City Planning effort. I will keep you posted on my thinking as I get further into the matter.

If you care to write me concerning the Southern Regional Project, address me here. If it is a personal note, please use Post Office Box 494, Atlanta, Georgia, 30301.

I was glad to learn of the Houston Chapter, AIA's interest in the Urban Plan. Two elements found conspicious by their absence from the Houston Master Plan were: Recreation and Rapid Transit. I can see the logic of their not being in the Plan todate, but for this not to be projected in the needs for the future could stifle the future economic development of the city. Wouldn't the Houston Chapter, AIA, be the logical agent to bring this matter in focus. I am sure the fact of taxes will rear its ugly head but this is no excuse for facing these human needs.

I was disappointed that the Houston Chapter Exhibit

was not still on view. Is there any move to have this covered by the AIA Journal?

Looking forward to seeing you again, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

SHA FOAM

December 29, 1965

Mr. John S. Chase, AIA
Architect
2916 Blodgett Avenue
Houston, Texas 77004

Dear Mr. Chase:

Thank you so much for your letter of December 20. I received the photostat of the April "Redbood." Thank you so much! I really appreciate you going to all of this trouble of getting this for me!

Again may I say how much I enjoyed your hospitality for lunch in Houston and the chance to discuss so many things.

Hoping you had a wonderful Christmas Season and will have a most prosperous New Year! Looking forward to seeing you in Washington, I am,

Sincerely yours,

Moreland Griffith Smith, FAIA
Director
Urban Planning Project

MGS/pf

John S. Chase, A.I.A.
ARCHITECT
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
2916 BLODGETT AVENUE • JACKSON 3-3613 • HOUSTON, TEXAS 77004

December 20, 1965

Mr. Moreland Smith, A. I. A., Architect
P. O. Box 494
Atlanta, Georgia 30301

Dear Mr. Smith:

I trust that by now your travels have returned you safely home.

I have under separate cover sent you the reproduction from the April Issue of the "Redbook".

I enjoyed your visit and must confess I was pleasantly surprised. I look forward to seeing you in Washington.

Very truly yours,

JSChase.

John S. Chase, A. I. A.
Architect

JSC:pmt

HOUSTON COUNCIL ON HUMAN RELATIONS

If Not You . . . Who

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MISS FRANKIE AUSTIN
SECRETARY-RECEPTIONIST

•EXECUTIVE COMMITTEE

November 7, 1966

Mr. Moreland Smith
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Up to the present time we have not succeeded in getting together, so I am inviting you to visit Houston with the specific purpose of meeting with the Housing Committee. Mrs. Dukler has given you a copy of the outline that we presented to Mayor Welch and we would like the benefit of the experience that you and Mr. Chamberlain have had, especially in the large low-income housing in Atlanta.

I have a very exciting Housing Committee, and am turning the chairmanship of this Committee over to Mr. John Stewart immediately, due to my election to the Presidency of HCHR.

We have received $5,000 from the Houston Foundation, the Board of which is made up of some very erudite businessmen and philanthropist. There is very encouraging evidence that we will get further significant support from Urban America and the local OEO.

Our schedule calls for a Housing Committee meeting every Thursday at 5:30 p.m. Time is no object once the meeting begins and we would very much like you to meet with us. I would suggest that the first Thursday possible after the first of the year would be most satisfactory due to the ensuing holidays.

I look forward to hearing from you and especially to your meeting with our Committee.

Sincerely yours,

Stewart A. Wilber

Stewart A. Wilber, M.D.
Chairman, Housing Committee

SAW/f

HOUSTON COUNCIL ON HUMAN RELATIONS
5403 Austin Street
Houston, Texas

November 9, 1966

GENERAL PLAN FOR A CREATIVE URBAN DESIGN FOR HOUSTON

with initial orientation on the development of a low income housing demonstration

Phase I - Preliminary Investigation

A. General Concepts

1) Approach to the problem will be interdisciplinary in an atmosphere receptive to innovation, without predisposition to any specific technical "solution", and with the intention that the ultimate demonstration not be limited to housing per se.

B. Purpose

1) To conduct a limited case study of successful and unsuccessful experiments in urban living and low income housing attempted by other cities. The survey will be in terms of answers to the following illustrative questions:

- What socio-economic groups were affected?
- What were the geographical and land-use considerations?
- How was it financed? Was it economically self-sustaining?
- What was the type of construction/architecture?
- Was there a development of any supporting commercial enterprise, recreation, schooling, transportation facilities, etc.?
- What was the general living style?
- What were the major areas of failure?
- What were the major points of achievements? Creativity?

2) To solicit the opinions of persons of various political, social, technical and business diciplines regarding effective and creative urban design.

3) To solicit the opinions of persons living in areas of substandard living conditions.

4) To review the results of the foregoing areas of possible applicability to Houston.

5) To create an experimental design for urban living which addresses itself to Houston's needs in terms of housing, transportation, eduction, recreation and supporting social and commercial institutions.

C. Deliverable Items

1) The output of Phase I will be a written proposal appropriate for submission to a foundation or government agency requesting financial support to develop final and specific plans for the implementation and construction of this urban design.

D. Period of Performance - 3 months

E. Sponsor - City of Houston, Mayor Louie Welch

F. Performers

1) Unpaid Contributors:

o Houston Council on Human Relations, Committee on Housing, operating under the aegis of the Mayor's Office, City of Houston.

2) Paid Contributors:

o The group will consult with well known experts on such subjects as Public Housing and Administration, Political Science, Sociology, Education and Transportation. These persons will have been intimately

involved in urban demonstrations and will be from various urban areas throughout the country, including Texas and Houston. Approximately eight to ten such key individuals will be either interviewed individually or asked to attend a two to three day conference in Houston.

- The group will hire a full time administrator who will coordinate all aspects of Phase I.

G. Funding Requirements

o	Travel, living expenses (2-days average) and consulting fees 10 consultants (out-of-town) @ $300 each	$3,000
o	Administrator's salary 20 hours/week for 13 weeks @ $5.00/hour	1,300
o	Reproduction, graphic work on proposal	500
o	Miscellaneous expenses	200
		$5,000

Phase II - Final Planning

This will be a comprehensive study and development of the implementation plan as noted in Item B-1 entailing four to five months and large scale financing.

Phase III - Construction and Inhabitation

Phase III entails the selecting of architectural and construction contractors, the awarding of contracts necessary to carry out the implementation plan created in Phase II, design and construction, per se, building completion and inhabitation. Period of performance, and the type of financing, cannot be accurately estimated at this time though it is intended that the project will be essentially self-supporting.

Feb 2nd

December 7, 1966

521-3000

Feb 2nd

10:20 12:18
11:13 3:42
11:10 12:03
2:10 3:10

Mr. Moreland Smith
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Feb 2nd

EAL 374-114 305 582

Dear Mr. Smith:

THURSDAY
12th
14th
26th

Up to the present time we have not succeeded in getting together, so I am inviting you to visit Houston with the specific purpose of meeting with the Housing Committee. Mrs. Dukler has given you a copy of the outline that we presented to Mayor Welch and we would like the benefit of the experience that you and Mr. Chamberlain have had, especially in the large low-income housing in Atlanta. ?

I have a very exciting Housing Committee, and am turning the chairmanship of this Committee over to Mr. John Stewart immediately, due to my election to the Presidency of HCHR.

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I look forward to hearing from you and especially to your meeting with our Committee.

Sincerely yours,

713 JA 94311 EXT 300

Stewart A. Wilber, M.D.
Chairman, Housing Committee

SAW/f

Op 13

HOUSTON COUNCIL
ON
HUMAN RELATIONS

If Not You . . . Who

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AC 713

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OFFICE MANAGER

MISS FRANKIE AUSTIN
SECRETARY-RECEPTIONIST

*EXECUTIVE COMMITTEE

December 29, 1966

Mr. Moreland Smith
Southern Regional Council, Inc.
5 Forsyth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Dr. Wilber has asked me to send you a copy of the enclosed letter that he wrote to you on December 7th.

Because we have had no reply we questioned whether you received the letter.

Sincerely yours,

Frances A. Dukler

Frances A. Dukler
Acting Executive Director

FAZ/f
Enclosure

Best wishes for a
Happy New Year!

HOUSTON 2 Feb 67

Council on Human Relations

HOUSING COMMITTE (organized June 1966 - moved out August "

John K. Stewart, Jr. Chairman

24 Present (only one Negro)

United States Gypsum Co. Movie - 15-20 minutes
presented by Mr John Gately & Mr Dale of Houston Office,
"Rehabilitation a Challenge

Harlem, N.Y.C. Can a private
① commercial establishment or money meet
the problem head-on -

② Old Bldg had 149 Code Violations
first 2 Months for

③ 2,000 applicants
24 Apartments

④ Sold to Non Profit Organization

⑤ Use Floor Captains - Maintenance
accessment or Allowance refunded
if not used, thus lowering rent

⑥ Finished Apartments Cost $9,000.00
per apartment (3% FHA Money) estimated $20,000.00
unit cost for New Construction

⑦ Mr. Dick Brackett, Archt. (?) (JC Bock)

⑧ 5% - 8% Profit to USG

⑨ Former Rent $11.00 per family Finished rent
$78.00 - Former 17 Adults 5 Children Fixed 41 Adults
21 Children

(OVER)

Andrew Watts V.S.G. Chicago - NEW CONSTRUCTION

Feb 2, 67 MINUTES

A HOUSTON INTERNATIONAL HOTEL

Office of MORELAND GRIFFITH SMITH Architect

Jack NURRELL, Southern Mortgage Corp, Ft. Worth.

d-3 Consultants

100 Minimum Size preferable - 150-200 units

① Below Market Loan
② Rent Supplement Contract below Low (Below Market) Loan

(a) 2% Cash Checking Account required

(b) Land under option - 18 Months to 2 years

(c) Very Limited as to what can be done Architurally

(d) one case 4 Negro Principals Trustees

(e) Cost Incentive Clause contracts

The Warwick

HOUSTON

Committee Meeting's

Thursday evening every 2 Weeks

2 February

16 "

2 March Report 15th

16 "

Date: 2-2-67

PRELIMINARY REPORT OUTLINE

	CONTRIBUTOR
1. Object of report and introduction	J. K. Stewart Chairman
2. Statement of problem (in terms of housing)	
a) Number families and locale at $3,000/year income (map)	Charlene Pittman/Jackson
b) Number families and locale--sub-standard housing (map)	Pittman/Jackson
c) Unemployment data (map)	Pittman/Jackson
d) Social cost of ghetto	John Sieber/Haas/Ainsley/Harwood
e) No public or low income housing being built	Tom Booker
f) No zoning--adverse and positive effects	Earl Britton/Tapley/Robinson
g) No housing code--adverse effects	Britton/Tapley/Robinson
h) Inconsistently enforced building code--adverse effects (inconsistently)	Britton/Tapley/Robinson/Wildenthal
i) No political tools:	
1) Citizens' Advisory Committee	Stewart/Wilber
2) Housing Development Corp. (revolving fund)	Shanahan/Deamer
3) Redevelopment Authority	Robinson Bill
4) Housing Finance Agency	Robinson
j) No comprehensive community plan	Stewart
k) No workable program (for reasons F-J above); therefore,	Stewart
1) No model cities money	
2) No workable program, e.g. low cost loans under 221-D-3	
3) No Title I Urban Renewal funds	
l) No involvement of "establishment"	Wilber
3. Recommendations (community council)	
a) Develop comprehensive community plan	Charles
1) Mixed land use--detailed proposal (exhibit)	Earl Britton/Tapley
2) Building, housing code--semi detailed proposal	Britton/Tapley
3) Population growth, transportation, education, capital expenditure, recreational factors--cursory	Seiber
4) Who does the study? length? cost?	Wilber/Stewart
b) Establish political and financial tools	
1) Citizens' Advisory Committee--who? (org. chart)	Wilber
2) Housing Development Corp.--funding (section 207) relationship to city? board? activity? (org.chart)	Shanahan John
3) Redevelopment Authority--eminent domain? relationship to city planning department? staff? board? budget? activity? (org. chart)	Stewart/Wildenthal
4) General obligation bonds--legal constraints	Stewart/Deamer/Wildenthal
5) Other--e.g. development of non-profit, limited dividend sponsors.	Stewart/Wilber
c) Low income housing projects--immediate implementation	
1) Rent supplement project(s)	
a) tentative sites and why (exhibit) (specification of not discrete)	Sieber/Maas/Harwood/Robinson
b) mixed land use schemes (microcosm of proposed new zoning?) [exhibit]	Britton/Tapley

3 urs, 5 yrs.

Comment to Stewart

Types of Housing Chas Tapley, Earl Britton
Innovative Const Techniques

c) commercial mix	Deamer/Robinson
d) infusion of public housing leases (section 23)	Booker/Deamer
e) medical facility (section 221 OEO)	Shanahan
f) corporate teaming (exhibit)	Richard Brackett
g) cash flow (exhibit)	Deamer/Robinson
h) subsidy? who?	Stewart/Deamer/Wilber
i) sponsors	Wilber
High rise 2) 202 project elderly--needed?	Pittman/Jackson/Booker
d) Summary	Wilber/Stewart

MGS

The Warwick

Mr. John K. Stewart, Jr.
2735 Sunset Blvd
Houston, Texas

3 Feb 67

Dear Mr. Stewart:

It was a pleasure to meet you last night and also to have the conversation with you this morning.

I am forwarding to you my reactions and recommendations by this penned note rather than wait until I can get it typed Monday.

For all intents and purposes I think you are doing a splendid job. It is amazing considering how little is really known in this field in the entire country.

The best advice you can get is from Urban America, Inc and you are in touch with Mr. Twomey in this regard. SRC can be of some value in that we are in touch in an advisory capacity with approximately a dozen cities

throughout the Southeast. This gives somewhat of an orientation to the socio-economic pattern peculiar to this region. As discussed with you in person the SRC Urban Planning Project would be glad to serve as Advisors in your present efforts. If you will send us 2- Copies of all documents, we will react and give you our suggestions on one of the copies, retaining the 2nd copy for our files.

PLEASE SEND TO US THE FOLOWING AS AVAILABLE

1. Report on Trip (Boston, N.Y. City, Baltimore, Washington)
2. Redraft of Preliminary Report Outline as per 2 Feb. 67 Committee discussion.
3. Draft of Final Report due 15 Mar. 67
4. Minutes of Housing Committee meetings future and past (if available)
5. Membership of Housing Committee showing occupation or discipline as well as Race.

6. Informational copies on Urban America-
O.E.O. co-operative projection.
7. Copy of Final Draft of Report
scheduled for completion 15 March 67.
S.R.C. will forward to you as available

1. Atlanta
(a) data on Housing Resourses Committee
(b) Demonstrations City projections
2. Other city projections if pertinent
3. Urban Planning Project publications,

RECOMMENDATIONS

I. Legal Structure reference is made to
copies of correspondance left with you.
(a) for Metropolitan Scope.
(b). bring together presently available forces -
Political
Governmental entities
Commercial
Industrial
Financial
Construction
(c). Allow participation of existing or new
socially oriented non-profit organizations
Elemosinary organizations.

I could not over emphasise how strongly the
importance of this element could relate to your ultimate
success in:

A HOUSTON INTERNATIONAL HOTEL

The Warwick

symplifying imaginative solutions is:

Finance
Management
Welfare
Social Service
Code.
Zoning
Permanence

II. Multi-Racial Approach

Bring into active participation (see data left with you)
(a) Negro
(b) Mexican-Americans
(c) Indian-Americans

Consult the National Committee Against Discrimination in Housing.

Many years of experience in addition to their FOUR CITY* study culminating in their recommendation for a metropolitan approach. Specifically their thoughts on a FAIR HOUSING CENTER.

III. ZONING.

Your thoughts on the Mixed Land Use proposal. This is a very imaginative solution to your major technical handicap and could bait the Federal Government into co-operation, the real key to a potential "Break-through"

A HOUSTON INTERNATIONAL HOTEL

* Atlanta, Denver, Providence and Rochester, N.Y.

VIII. SITE

Develope a specification approach to Site Selection rather than a description which could be spotted as to location

IX ELDERLY

Consider High Rise approach located in Park with wellrounded neighborhood with families of children.

X GOALS

specify 1 year - 2 year - 3 year - 4 year and 5 year possibilities as well as minimal attainments (see Demonstration Cities pamphlet). This will emphasize vision for future as well as the practicality of the present public limitations. However, the minimal must be important enough to result in a good impact.

QUESTIONS:

Although the following were covered in the Committee's discussion I was not sure of the implications, would appreciate your clarifications.

1. Subsidy:
   (a) Source
   (b) Method
   (c) Ratio

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2. Federal
Proposed use of
(a) 205
(b) 207
(c) 211
(d) Others

3. The relationship of:
(a) Multi-Purpose Neighborhood Facilities (H.U.D.-O.E.O.-H.E.W.)
(b) Comprehensive Medical Services (O.E.O.-H.E.W.) Denver?

To summarize, your projection is excellent. The above items are only suggestions for detail improvement other than II, which I believe to be essential approach to equal opportunity in housing and employment! Item I is the only innovative suggestion. I do believe it could materially accelerate you program once it was under way.

Although Houston does not have a history of good planning or acceptance

The Warwick

of future problems and their solutions, it is very likely that Houston's proverbially large, dynamic or "TEXAN" approach, could presage the exemplary U.S. solution to the bludgeoning metropolis as a good place for people to live and work. An effective demonstration of Democracy at work!

Looking forward to working with you, I am,

Sincerely,
Moreland Griffith Smith, F.A.I.A.
Director, Urban Planning Project

SOUTHERN MORTGAGE CORPORATION
1319 SUMMIT AVENUE - SUITE 321
FORT WORTH, TEXAS 76102
EDISON 6-4691

March 9, 1967

Mr. Moreland Griffith Smith
FAIA Director
Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street N.W.
Atlantic, Georgia 30303

Dear Mr. Smith:

Thank you for your letter February 6, 1967 and our most informative meeting with the committee in Houston the previous week. Our company generally limits their operations to Texas, Louisana and Arkansas. The project in New Orleans is 200 units, cost of $3,200,000.00, Architectural Firm is Mouton and Mouton in New Orleans.

Constuction is to start within sixty (60) days on this project, the $11,000.00 per unit includes stove, refferiator and air-conditioning. Some cities have chosen to exclude this type project from their tax structure.

Sincerely,

Jake Murrell

Jake Murrell
President
Southern Mortgage Corporation

JM:nb

Note For File

MacGregor Estates* Planning Committee

A few individuals owning property in the MacGregor neighborhood met together in the spring of 1964 to discuss their concern with regard to property devaluation because of realty "block-busting" tactics they found themselves faced with.

On December 14, Mrs. A. C. Ingersoll, III, 3343 Parkwood and Mrs. Max F. Carman, 4409 Laurel Drive were both interviewed.

With the Kenwood, Hyde Park area, Chicago case, as covered in Harpers Magazine, to use as a blueprint, Mr. A. C. Ingersoll, III sent out letters to the approximate 1000 homes in this neighborhood. It should be noted that this neighborhood was comprised of 3 dormant civic associations which origionally had been formed to cope with deed restriction enforcement needed because of the lack of zoning within the City of Houston. An organization was formed with the name "MacGregor Estates Planning Committee" composed of concerned home owners and administered by a board composed of 2 members of each of the 3 civic associations. The sole purpose of this organization was the promotion of a stable neighborhood. This first letter was followed by 3 more, hand delivered, to the residents by Mrs. Ingersoll's and her friend Mrs. Max F. Carman's children plus countless personal calls by these ladies. Needless to say this total effort required much effort in "door bell ringing" in addition to the letters.

Another interesting feature was the creation of the Donham Real Estate Company, 7810 Wedgewood, to promote the sale of residences of "fleeing, panicing whites" to more stable whites. This venture was financed by Mr. Donham and Mrs. Ingersoll served as a real estate broker. There were no salaries, the venture paid for itself but with no profit, as might be expected because of its limited market.

The net results was that within 8 to 10 months the panic of integration was quelled and the realty values were stabalized. One illustration was a specific house appraised by FHA during the "panic" for $16,800.00 was re-appraised by FHA after the "panic" for $21,000.00.

The 3 civic associations were re-activated, are all integrated and their only problem is the problem of commercial blight (Mr. Martin) which will always be an ever present hazzard to residential neighborhoods.

This case of neighborhood civic association was reported in the April Issue of Redbook Magazine.

*MacGregor Estates, close to Texas Southern University and Houston University, was originally composed of 60% Jewish "Silk Stocking" neighborhood of residences costing from $150,000.00 to $25,000.00. At the time of the integration panic there had been some construction as low as $12,000.00 and the older residents, because of children being grown, didn't have the need for as large a home as they originally built.

Copy of Mr Wadley's open letter

Court Order

Addition

Library

New Sheets

Study Group

Research Committee

Documented Case

SAVE OUR HOMES

Copy of letter from Resistant Agent.
"Time has come to move out & the firm was here to help us get out."

The Rev. G. H. Woodward Epis Soc Culture & Race

(1) Ft Lauderdale, Fla

(2) * Louisville, Georgia.

(3) * Corinth, Mississippi

(4) * Macon, Georgia

(5) * Ashville, N.C

(6) Charlotte, N C

(7) * Paris, Ky.

(8) * Birmingham, Ala.

(9) Little Rock, Ark

(10) Houston

(11) N.C. Fond

(12) Atlanta

(13) New Orleans (Neigh. Stab $35.00 per dz, 4 Days + Exp)

* Thru HUD Regional Office (III)

5327 INSTITUTE LANE
HOUSTON TEXAS 77005

ROSCOE H. JONES

HOUSTON CITY PLANNING DEPARTMENT
710 CITY HALL, CA 2-9351, EXT. 321

[redacted]

Mr. Joseph Krakower
Chief, Rehabilitation Branch
V R A. (H & H F A)
Office of the Regional
Administrator Region V
300 W Vickery
Fort Worth
76104

Article 974a, Vernon's Revised Civil Statutes
As Amended by H.B. 158, passed in 1949, and H.B. 691, passed 1955

CONTROL OF SUBDIVISION PLATTING

An act to provide for the approval by municipal authorities before filing, and for the filing and recordation of plans, plats or replats of land lying in or within five miles of the corporate limits of cities, and providing for the adoption and promulgation by cities of general rules and regulations governing plats and subdivision, and making it unlawful and a misdemeanor in office for officials of such cities, unless said plans, plats or replats have first received the required approval, to serve or connect the land covered by such plans, plats or replats, or for the use of owners or purchasers of said lands, or any part thereof, with any public utilities, such as light, gas, water, sewer, etc., which may be owned by such cities, and making it unlawful and a misdemeanor in office for any county clerk to file or record such plans, plats or replats before same have received the approval required by this Act, and providing a penalty therefor; and providing for the repeal of laws and parts of laws in conflict therewith; and declaring an emergency.

Be it enacted by the Legislature of the State of Texas:

Section 1. That hereafter every owner of any tract of land situated within the corporate limits, or within five miles of the corporate limits of any city in the State of Texas, who may hereafter divide the same in two or more parts for the purpose of laying out any subdivision of any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, and streets, alleys or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto, shall cause a plat to be made thereof which shall accurately describe all of said subdivision or addition by metes and bounds and locate the same with respect to an original corner of the original survey of which it is a part giving the dimensions thereof of said subdivision or addition, and dimensions of all streets, alleys, squares, parks or other portions of same intended to be dedicated to public use, or for the use of purchasers or owners of lots fronting thereon or adjacent thereto; provided, however, that no plat of any subdivision of any tract of land or any addition to any town or city shall be recorded unless the same shall accurately describe all of said subdivision or addition by metes and bounds and locate the same with respect to an original corner of the original survey of which it is a part giving the dimensions thereof said subdivision or addition, and dimensions of all streets, alleys, squares, parks or other portions of same intended to be dedicated to public use, or for the use of purchasers or owners of lots fronting thereon or adjacent thereto.

Section 2. That every such plat shall be duly acknowledged by owners or proprietors of the land, or by some duly authorized agent of said owners or proprietors, in the manner required for the acknowledgment of deeds; and the said plat, subject to the provisions contained in this Act shall be filed for record and be recorded in the office of the County Clerk of the County in which the land lies.

Section 3. That it shall be unlawful for the County Clerk of any county in which such land lies to receive or record any such plan, plat or replat, unless and until the same shall have been approved by the City Planning Commission of any city affected by this Act, if said city have a City Planning Commission and if it have no City Planning Commission, unless and until the said plan, plat, or replat shall have been approved by the governing body of such city. If such land lies outside of and within five miles of more than one city affected by this Act, then the requisite approval shall be by the City Planning Commission or Governing Body, as the case may be, of such of said cities having the largest population; provided, however, that the governing body of any city having the largest popultaion may enter into an agreement with any other city or cities affected, or the governing body of the largest city may enter into an agreement with any other city within five (5) miles conferring the power of approval within stated portions of the area upon such other city; but any such agreement shall be revocable by either city at the end of twenty (20) years after the date of the agreement or at the end of such shorter period of time as may be agreed upon. A copy of any such agreement shall be filed with the County Clerk, and during the time the agreement continues in force he shall not receive or record any such plan, plat or replat unless it has been approved by the City Planning Commission or the governing body, as the case may be, of the city or cities upon which the power of approval is conferred by the agreement.

Any person desiring to have a plan, plat or replat approved as herein provided, shall apply therefor to and file a copy with the Commission or governing body herein authorized to approve same, which shall act upon same within thirty days from the filing date. If said plat be not disapproved within thirty days from said filing date, it shall be deemed to have been approved and a certificate showing said filing date and the failure to take action thereon within thirty days from filing date, shall on demand be issued by the City Planning Commission or Governing Body, as the case may be, of such city, and said certificate shall be sufficient in lieu of the written endorsement or other evidence of approval herein required. If the plan, plat, or replat is approved, such Commission or governing body shall indicate such finding by certificate endorsed thereon, signed by the Chairman or presiding officer of said Commission or governing body and attested by its Secretary, or signed by a majority of the members of said Commission or Governing Body. Such Commission or governing body shall keep a record of such applications and the action taken thereupon, and upon demand of the owners of any land affected, shall certify its reasons for the action taken in the matter.

Section 4. If such plan, or plat, or replat shall conform to the general plan of said city and its streets, alleys, parks, playgrounds and public utility facilities, including those which have been or may be laid out, and to the general plan for the extension of such city and of its roads, streets and public highways within said city and within five miles of the corporate limits thereof, regard being had for access to and extension of sewer and water mains and the instrumentalities of public utilities, and if same shall conform to such general rules and regulations, if any, governing plats and subdivisions of land falling within its jurisdiction as the governing body of such city may adopt and promulgate to promote the health, safety, morals or general welfare of the community, and the safe, orderly and healthful development of said community (which general rules and regulations for said purposes such cities are hereby authorized to adopt and promulgate after public hearing held thereon), then it shall be the duty of said City Planning Commission or of the governing body of such city, as the case may be, to endorse approval upon the plan, plat or replat submitted to it.

Section 5. That any such plan, plat or replat may be vacated by the proprietors of the land covered thereby at any time before the sale of any lot therein by a written instrument declaring the same to be vacated, duly executed, acknowledged and recorded in the same office as the plat to be vacated, provided the approval of the City Planning Commission or governing body of such city, as the case may be, shall have been obtained as above provided, and the execution and recordation of such shall operate to destroy the force and effect of the recording of the plan, plat or replat so vacated. In cases where lots have been sold, the plan, plat or replat, or any part thereof, may be vacated upon the application of all the owners of lots in said plat with the approval as above provided, of the City Planning Commission or governing body of said city, as the case may be. The County Clerk of the County in whose office the plan or plat thus vacated has been recorded shall write in plain legible letters across the plan or plat so vacated the word "Vacated," and also make a reference on the same to the volume and page in which said instrument of vacation is recorded.

Section 6. The approval of any such plan, plat, or replat shall not be deemed an acceptance of the proposed dedication and shall not impose any duty upon such city concerning the maintenance or improvement of any such dedicated parts until the proper authorities of said city shall have made actual appropriation of the same by entry, use or improvement.

Section 7. When any such map, plat, or replat is tendered for filing in the office of the County Clerk of any county in which any city of the above class may be situated, it shall be the duty of such Clerk to ascertain that the proposed plan, plat or replat is or is not subject to the provisions of this Act, and if it is subject to its provisions, then to examine said map, plat or replat to ascertain whether the endorsements required by this Act appear thereon. If such endorsements do not appear thereon, he shall refuse to accept same for registration. When same does not disclose whether the

land covered by said map, plat or replat, or any part thereof, is or is not within five miles of the corporate limits of a city of the class above mentioned, the County Clerk may require one offering said map, plat or replat for registration to file with him an affidavit setting forth such information. The filing or recording of any plan, plat or replat contrary to the provisions of this Act shall constitute a misdemeanor punishable by fine of not less than Fifty Dollars ($50.00) or more than Two Hundred Dollars ($200.00) and both the County Clerk and any Deputy filing or recording the same shall be guilty.

Section 8. Unless and until any such plan, plat or replat shall have been first approved in the manner and by the authorities provided for in this Act, it shall be unlawful within the area covered by said plan, plat or replat for any city affected by this Act, or any official of such city, to serve or connect said land, or any part thereof, or for the use of the owners or purchasers of said land, or any part thereof, with any public utilities such as water, sewers, light, gas, etc., which may be owned, controlled or distributed by such city.

Section 9. If any such plan, plat or replat is disapproved by the City Planning Commission or governing body of such city, as the case may be, such disapproval shall be deemed a refusal by the City of the offered dedication shown thereon.

Section 10. (Repealed by H. B. 158)

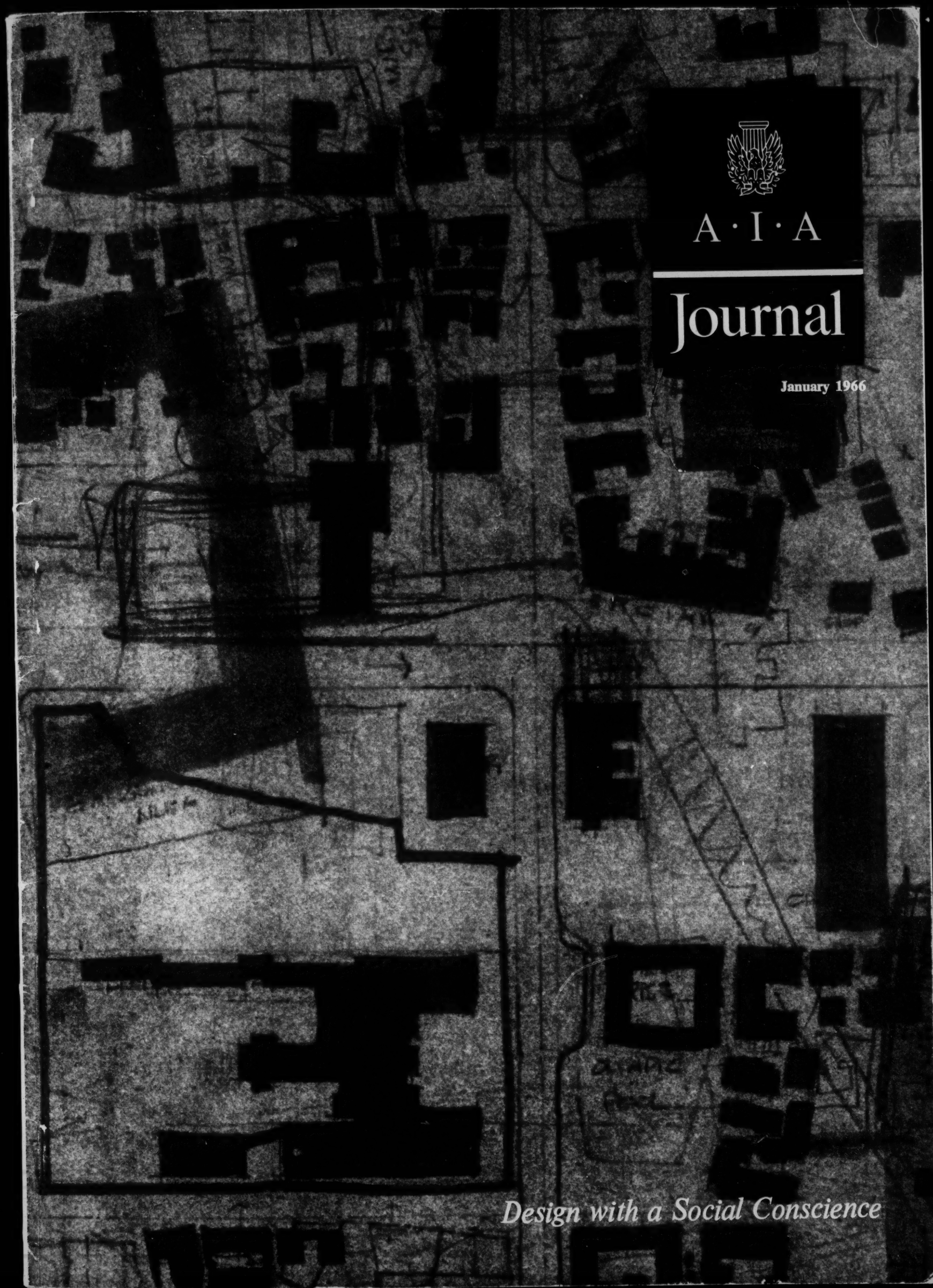
Section 11. If any clause, requirement, provision, or part of this Act shall, for any reason be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not invalidate the remainder of this Act, but shall be confined in its operation to the clause, requirement, provision or part thereof declared invalid.

Section 12. That all Acts, or parts of Acts in conflict with this Act, be and the same are, hereby repealed, to the extent of such conflict.

Section 13. The absence of any adequate law controlling the platting of property within and surrounding large, rapidly growing cities creates an emergency and imperative public necessity which demands that the constitutional rule requiring Bills to be read on three several days before final passage be suspended, and that this Act shall take effect and be in force from its passage, and it is so enacted.

Effective ninety (90) days after adjournment.

Passed by the Fortieth Legislature of the State of Texas.



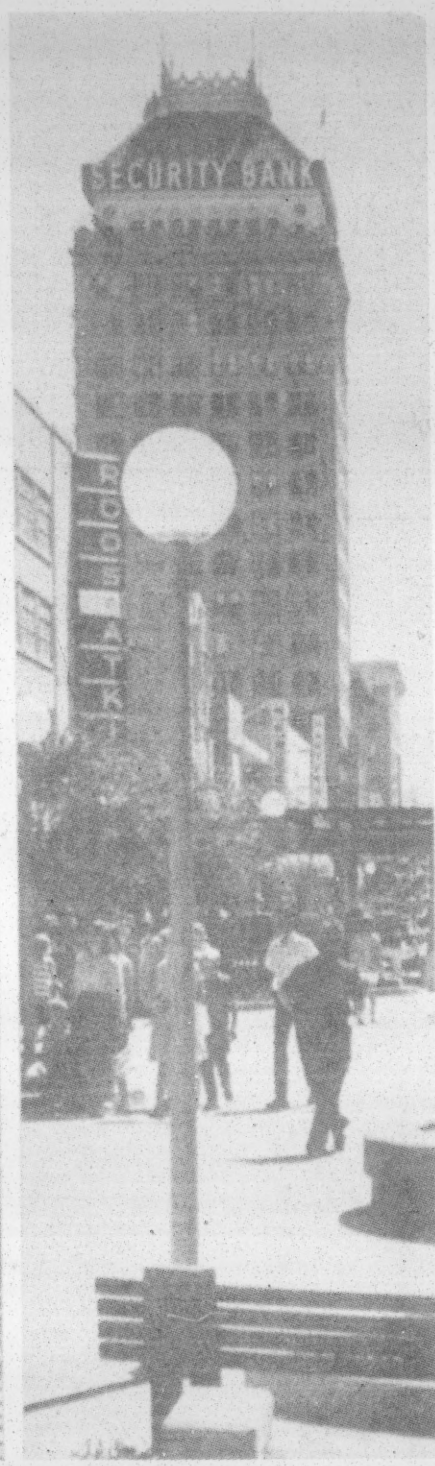
A·I·A Journal

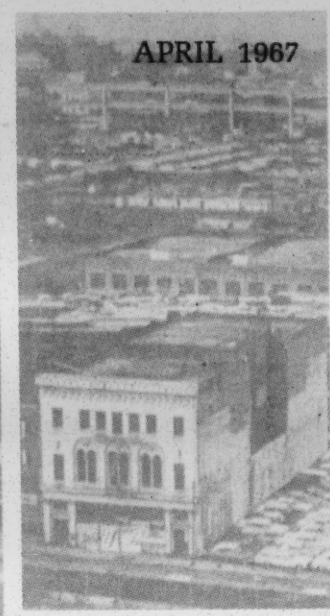
January 1966

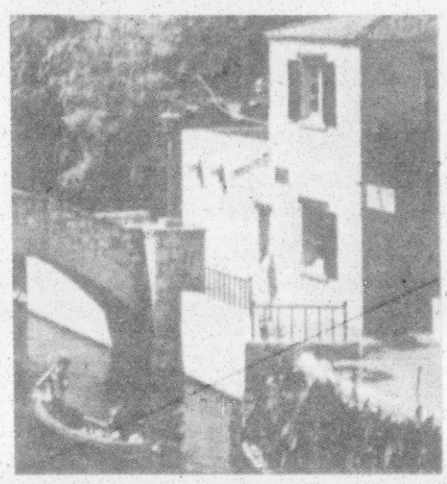
Design with a Social Conscience

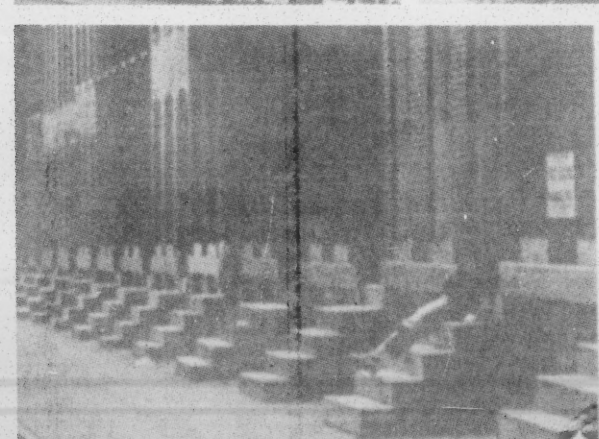
AIA JOURNAL

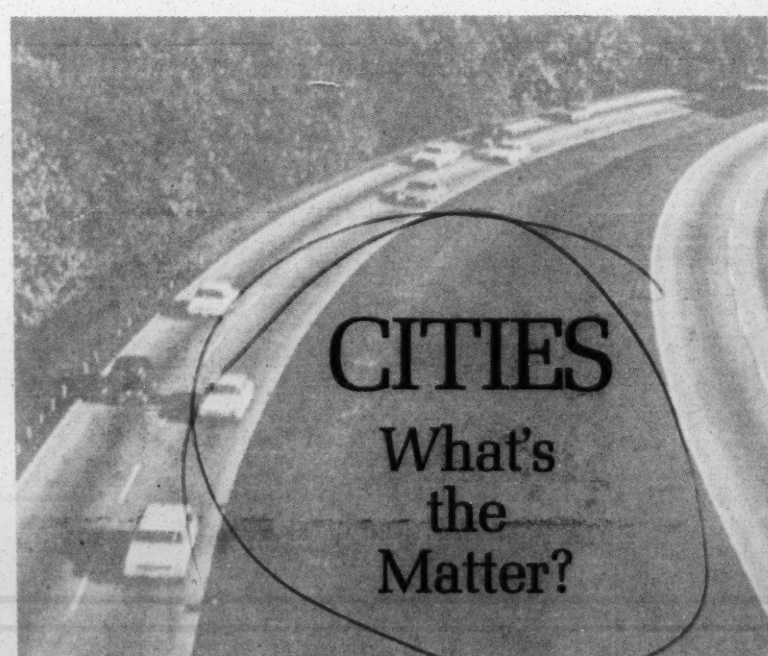
APRIL 1967











CITIES

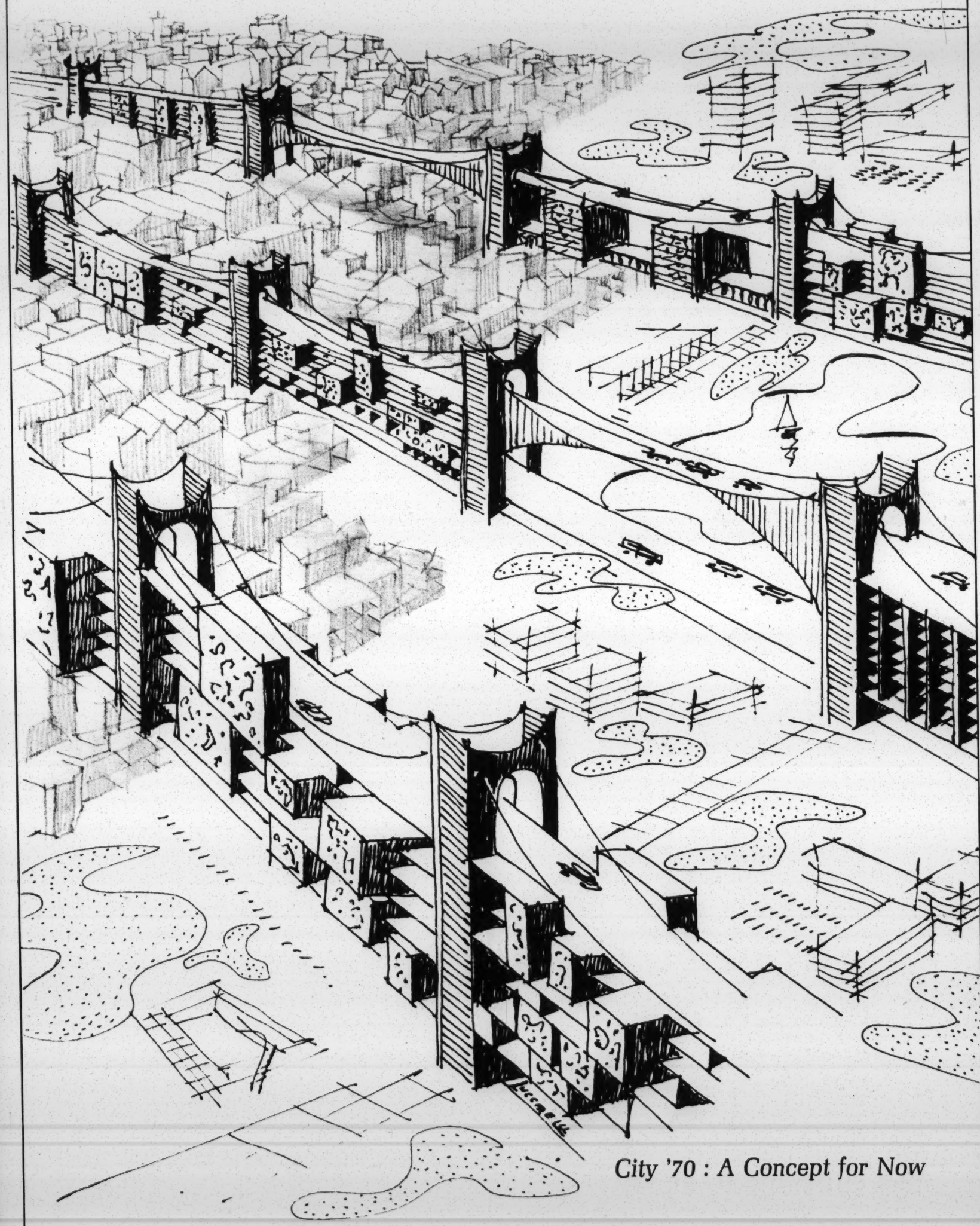
What's the Matter?

AIA JOURNAL

JULY 1967

AIA JOURNAL

DECEMBER 1967



City '70 : A Concept for Now

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DECEMBER 1965 75 CENTS

Harper's *magazine*

Mr. Shriver and the Savage Politics of Poverty
by William F. Haddad

Witch Doctors and Psychiatry
by Judith Randal

The Case for Building 350 New Towns
by Wolf Von Eckardt

Baltimore Boy *by Robert Kotlowitz*

The Wonderful Movies of the 'Thirties
by John Clellon Holmes

Harper's
magazine

Mr. Shriver and the Savage Politics of Poverty

By William F. Haddad

Behind the high-minded purposes of the Poverty Program, two groups are locked in a ruthless struggle for power. A report from the hidden battlefield, by an ex-general fresh from combat.

The War Against Poverty represents jobs and money, the historic cement of organizational politics. The federal agency in charge, the Office of Economic Opportunity (OEO), has over a billion and a half dollars this year to spend in cities, towns, and hamlets across the country in the first great surge of federal welfare largess since the New Deal.

Many of the nation's Mayors, Governors, and Congressmen remember the PWA, the WPA, and the other Roosevelt programs that lifted the dead weight of the Depression and, incidentally, built the great urban power bases of the Democratic party. When the War on Poverty was announced, here it seemed, was more of the same.*

To be sure, the vocabulary was new. In the 1930s, no one talked of dropouts, disadvantaged children, the problems of the aging, or school integration. But the ingredients of the program seemed familiar enough: contracts to be let; favors to be granted; jobs to be filled, ranging from the top $25,000-a-year administrative posts to thousands upon thousands of "subprofessional" slots designed to involve the poor themselves. It

*OEO has grown so rapidly that few Americans have been able to keep track of all its activities. The chart on pages 46-47 pictures the scope and variety of its programs as of late fall 1965. The cost of these projects actually represents only a small slice of the nation's poverty budget, which runs annually to some $35 billion in public and private expenditures. Established welfare programs, such as social security, unemployment insurance, and aid to slum schools, cost more than $18 billion a year in federal funds (see second chart on page 47).

was through such instruments in the 1930s and 1940s that the Democrats built a constituency among the poor and eventually wrested local and national political power from the business elite that had long run the Republican party and the country. In the Poverty Programs, today's city halls and statehouses see the means to reinforce their position.

If they should succeed—and the outcome is as yet by no means clear—then the Poverty Program will be a disastrous failure.

This is a many-front war. About half of OEO's funds have been allocated to programs in which the chain of command runs directly to Washington—such projects as the Job Corps; the preschool Head Start program; and VISTA, the domestic Peace Corps. These programs have gotten under way with no more than what might be considered a normal amount of political infighting.

The rest of the money is earmarked for something called the Community Action Program (CAP). It provides financial support for specific local anti-poverty efforts in rural and urban areas —everything from birth-control clinics to neighborhood law firms where the poor can obtain free legal service. In themselves these seem innocuous endeavors. But Congress wrote into the law a proviso which converts Community Action into a powder keg. Local programs, says the law, must be "developed, conducted, and administered with maximum feasible participation of residents of the areas and members of the groups served."

What this meant in political terms was soon apparent to members of Congress, to Governors and Mayors, and to the established social agencies whose power and influence had long been based on their beneficences to the poor. If now the poor were to be given not merely the money but a voice in expending it, would not their leaders become competitors for power?

The issue became concrete and explosive as the Poverty Program moved into the field. Typical was one West Coast Congressman who found himself besieged by two rival groups contending for control of the local Poverty Program. One included all the respectable social agencies of the area; the other was a collection of radicals—"people from the valley no one ever heard of." When OEO said the latter were more representative of the poor, the harassed Congressman exploded.

"I've known these Community Chest people all my life," he shouted. "They've been helping the poor for generations. They're the best people in town. Who the hell ever heard of the other group?" Nonetheless, OEO insisted on a merger of the two factions.

Philadelphia's Mayor Tate suffered a similar and even ruder shock. When the War on Poverty was announced, he organized a thirteen-man task force —of whom eleven were city officials—to direct it locally. As a starter he asked for $13 million in OEO funds and invited a hundred local civic groups to submit ideas on how to spend the money. The operating agency was to be the Philadelphia Council for Community Advancement, a group financed by the Ford Foundation which was about to close up shop and had already been sharply criticized for its lack of grass-roots support.

Soon Mayor Tate and his plan were under the same fire—from the ADA, CORE, the NAACP, and the press. It seemed, one writer cynically observed, that the plan was "for the poor to be on the payroll at election time." Mayor Tate, however, ignored the protests and took his proposals to Washington, confident that the Johnson Administration would smile on a Democratic Mayor who had moved so speedily to implement the program.

He was stunned when OEO coldly told him that not more than a third of his board could be made up of city officials. Tate pushed all the traditional political buttons but no one jumped. By October, a month before the 1964 election, it was clear that Mayor Tate was coming home empty-handed, and his plight was intolerable. He had promised to help the poor. Now he was charged with letting political and patronage considerations override his humanitarianism. Actually, Mayor Tate was only guilty of doing business as usual. No one told him the rules had been changed.

There was, in the end, nothing to do but compromise by setting up an independent board. It includes five Mayoral appointees, the Presiding Judge of the County Court, twelve representatives of religious, racial, and labor organizations and social agencies, and twelve representatives of the poor. The last were chosen through unique elections in which, as it turned out, only 3 per cent of the city's 500,000 poor actually voted. (The poor later complained that they were not informed about the election.) This was a feeble showing—no more than the token emergence of a new power bloc which has only begun to feel its political

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William F. Haddad, who resigned this fall as assistant director and inspector general of the War on Poverty, was also a founder and associate director of the Peace Corps. Earlier he was a reporter for the New York "Post" and the "Herald Tribune" and special assistant to both Robert F. Kennedy and Senator Estes Kefauver. Recently he has worked as a computer designer.

identity and whose future direction is unknown.

Still it has an unpredictable potential. Sensing this, and smarting from OEO's support of the poor, the U. S. Conference of Mayors last June came close to adopting a resolution accusing OEO of "trying to wreck local government by setting the poor against city hall." (The resolution they adopted contained less explosive language, but the warning was clear.)

This is, in many respects, an ironic charge to be leveled at OEO, which is directed by Sargent Shriver—as political an animal as any Cabinet member in the Johnson Administration. He is, to be sure, many other things besides a politician.

Handshaker with a Vision

I have worked with Shriver for over four years—as his Associate Director in the Peace Corps and as his Assistant Director and Inspector General in the Poverty Program. And I still don't know precisely what makes him run.

Like President Johnson, he uses the levers of power with one eye on the press—of which he expects too much objectivity—and the other on Congress, whose moods and necessities he understands to perfection. In the Kennedy style, he dislikes weakness. Signs on his door at the Peace Corps read, "Nice guys finish last," and, "Good guys don't win ball games."

Shriver drives himself and his staff relentlessly. When someone suggested an early-morning meeting "about ten" he shook his head. "By ten o'clock the day is half over," he said.

His liberal social philosophy is rooted in Catholicism. He is both a devout Catholic and one of the Church's most prominent laymen. He is also a highly pragmatic politician, equally comfortable chewing a cigar with a Senator and delivering an inspirational talk to Peace Corps volunteers. He has an insatiable appetite for new ideas.

"That's a great program," he will say. "Now find me the man to run it." In this fashion, for example, the idea of starting in March a preschool program to involve over half a million children in 13,000 centers by July was woven into the incredibly complicated fabric of the Program. It promises to be one of its most popular ventures.

No one doubts that Shriver's concern for the poor is both deep and real. Yet one of his most faithful lieutenants only half-humorously told a reporter, "Shriver doesn't give a damn about people. He uses them. He uses me. When I can't produce, out I go. You don't get two chances here."

This was not said in anger. For Shriver's ability, personal charm, and his quick, Kennedy-esque humor command a rare loyalty. But he runs his office like a big-business corporation. Occasionally he may bestow lavish praise. More often he forgets who accomplished what.

These qualities made him the ideal leader of the Peace Corps. The cause was good, the time was right, and each worker was secure in his own talents. No one in the Peace Corps ever dreamed he could do the job as well as Shriver.

But the Poverty Program was something else again. In the Peace Corps, Shriver set up his own independent sources of information to keep him precisely informed about what was happening in the field, down to the lowest level. Now, in another highly controversial and visible program, he decided to do the same thing. This was my job as Inspector General. "I want to know about our problems before the press or Congress," he said. And, because in fact he so often succeeded in doing this, he was often able to deal with crises before they became catastrophes.

But the organization over which he presided was not made up only of tough, able young men fanatically devoted to their chief. The top layer of his staff were public figures chosen not merely for their competence but because they possessed the impressive credentials which would guarantee Congressional approval. Among them were some who soon had no hesitancy in saying to anyone who would listen that they could do a far better job than Shriver if given a chance. They told the press they resented his constant probing, his reversal of their decisions, his opening to overall staff debate their most sensitive issues. They fought his private line of information.

Shriver certainly appointed no one whose qualifications he did not respect. But personally he seemed more at home with his second-echelon staff—a group of young men in their thirties still full of hope and ideas. When he was working with these Young Turks,* trying to get a new project started or a program expedited, the sweet smell of the Peace Corps success lingered on. He is given to inviting the juniors to stir up a competition of ideas within his staff. For some, these methods didn't seem like orderly procedures. Nor were his eighteen-hour days and seven-day weeks conducive to the relaxed cameraderie which makes for harmonious relations on Capitol Hill.

"You know why I really voted for the Peace Corps?" a powerful member of the House Rules

*They included: Dick Boone, who was trained in Chicago's Back of the Yards; Edgar May, a young Pulitzer Prize-winning reporter; William Mullins, Edgar Cahn, Sam Yette, Chris Weeks, Bob Clampitt.

War on Poverty

Cost for First Year: $800 million
Estimated Cost for Second Year: $1.5 billion

	Activities	*Scope*	*Administered by*
Youth Programs			
Job Corps	Remedial education, job training for men and women, 16-21, who are out-of-school and out-of-work; provided in residential rural and urban centers where enrollees live, work, learn. The most successful centers are run, under contract, by major industries.	*First year:* 10,241 in 48 centers *Second year:* 50,000 in 121 centers	Office of Economic Opportunity (OEO): with staff help from Depts. of Agriculture and Interior
Neighborhood Youth Corps	Part-time hometown work for teenagers who are (1) out-of-school, or (2) in-school and need money to stay in. Work in newly created jobs in non-profit or municipal agencies. Out-of-school, about 30 hours; in-school, about 15 hours; both at $1.25 an hour.	*First year:* 278,000 *Second:* 280,000 (200,000 year-round; remainder in summer programs)	Dept. of Labor
College Work Study	Part-time employment for college and university students from low-income families; 15 hours, $1.25 an hour.	*First year:* 37,482 in 674 schools *Summer:* 46,000 in 766 schools *Second Year:* 105,000 in 1,100 schools	Office of Education (Dept. of HEW)
Adult Programs			
Adult Basic Education	Diversified programs for adults 18 and over whose illiteracy impairs ability to get or retain employment.	*Two-year total:* 105,000	Office of Education: to states
Rural Loans	Loan assistance, management advice to low-income and non-farm rural families and cooperatives not able to get credit elsewhere.	*First year:* 11,000 indiv. loans, 82 to cooperatives *Second year:* 15,500 indiv., 350 co-ops	Farmers Home Administration (Dept. of Agriculture)
Small Business Loans	Small Business Development Centers to provide loans and management advice to small businesses which cannot get conventional financing. Emphasis on minority groups.	16 SBDCs have been funded; 10-15 under way	Small Business Administration
Work Experience	Work and training for unemployed heads of families and others, to prepare them for regular employment and self-sufficiency. Usually for people on relief rolls.	*First year:* 88,700 (276,700 dependents) *Second year:* 109,300 (327,900 dependents)	Welfare Administration (Dept. of HEW)
Community Programs			
Community Action Program	The major component of the War on Poverty. Financial support for local anti-poverty programs in urban and rural areas, on Indian reservations, etc. Local programs vary but usually include child development, remedial education, literacy courses, day care, legal aid, neighborhood services, consumer education, services for aged. Some birth-control programs.	*First year:* 3,169 grants *Second year:* 4,200 grants	OEO: to local community

	Activities	*Scope*	*Administered by*
Community Programs (continued)			
State Technical Assistance	Community Action funds to states to assist smaller communities to plan programs.	*First year:* 47 states *Second year:* 50 states	OEO: to states
Head Start	Most successful undertaking to date. Summer preschool child-development centers providing education, medical care, nutrition. Will become year-round under local Community Action boards.	*Summer, 1965:* 561,000 children 13,344 centers *Second year:* no estimate	OEO: to Head Start centers
Migrant Program	Special needs of migratory agricultural workers and families: housing, sanitation, education, day care.	*First year:* 100,000 people *Second year:* no estimate, funds increased	OEO: to local community or organization
Indians	Programs for improving conditions on reservations.	Grants to 25 reservations	OEO: to tribal councils
Legal Services to the Poor	Neighborhood legal firms to provide free legal help to indigent. Will come under Community Action Program.	Being developed	OEO: to local community
Aged	"Foster grandparents" for infants, older children, and the retarded in institutions. Home health aides and home-makers for bedridden old people and broken homes.	18,000 old people in 20 states working average of 4 hours a day 5 days a week	OEO: to local community
Consumer Education	Provides information on how to shop, to avoid exploitation. Will come under Community Action Program.	Being developed	OEO: to local community
Research and Demonstration	Moneys made available for experimental ideas.	*First year:* $14,600,000 *Second year:* $75 million	OEO: to local community or university
Volunteer Programs			
VISTA	Domestic Peace Corps: one-year service for men and women 18 to 80.	*First year:* 1,000 in 59 projects *Second year:* 4,000 in 1,400 projects	OEO

Major Federal Welfare Programs Outside of OEO

*Estimated Annual Cost: $18,378,000,000**

Cash Payments *($14 billion)*	**Food** *($268 million)*	**Education** *($2 billion)*	**Housing** *($110 million)*	**Regional** *($2 billion)*
Social security	Stamps	Aid to slum schools	Rent subsidies†	Economic development
Old-age assistance	Distribution	Teacher corps†	Public housing	Appalachia
Unemployment insurance		Aid to impacted schools		
Aid to dependent children		Federal scholarships		
Medical		Manpower training		
Relief				

**Expenditures by state and local governments and private philanthropy run to an additional $15 billion annually.*
†No funds as yet appropriated by Congress.

Committee told me. "One night I was leaving at 7:30 and there was Shriver, walking up and down the halls of the House Office Building, by himself, looking into all the doors. He came in and talked to me. I still didn't like the program, but I was sold on Shriver. I voted for him.

"Now I can't get him on the phone and we don't see him walking the halls anymore."

The Fine Art of Saying No

Inaccessibility was, of course, only a minor reason for the inevitable hardening of Shriver's relationship with Congressmen and other political leaders. In the Peace Corps he was not dealing in any valuable political currency. None of the politicians showed any eagerness for jobs to teach in Malaya or to build roads in Tanganyika. But the Poverty Program could be translated into political power, if not for them, perhaps for their political opponents. Although Shriver was realistic enough to know he needed the support of the Congress, and could not stir up too many Mayors and Governors, he also knew that the program would fail in its goal if it became—or even appeared to be—a political pork barrel.

So he guarded the independence of his staff, many of whom took a certain pride in saying no to politicians. This was not easy for Shriver. One House leader, for example, sent over the names of thirty-nine "acceptable" candidates for high-level jobs. Not one was accepted. After repeated phone calls from the Hill, Shriver assembled his senior staff. "Isn't there at least one man on that list you can hire?" he asked. The answer was no.

Early in 1965 OEO authorized a grant of $132,000 to the state of Louisiana. Governor John J. McKeithen promptly announced the names of a half-dozen appointees who would run the program. Almost at once the OEO office in Washington was flooded with letters and phone calls from Louisiana complaining that some of the McKeithen appointees were mere political henchmen, and that many were rabid segregationists. White supremacists and civil-rights leaders, labor and business, Negroes and white citizens joined in the protests. But the Governor stubbornly defended his choices. There would be no changes, he said.

While other Southern Governors awaited the outcome with intense interest, Shriver—as is his practice—decided to find out the facts for himself. He sent to Louisiana a team of investigators borrowed from the Internal Revenue Service. These men do not have access to tax records while on a special assignment of this sort. But nonetheless McKeithen cried foul. He appealed to Congress, the White House, the Vice President. Finally he came to Washington to beard Shriver in person. Their appointment was on a Saturday. Because of a sudden heavy snowstorm, Shriver arrived an hour late, an accident which rubbed salt in the wound.

"He [Shriver] obviously didn't like me," McKeithen reported when he got home. "And within thirty seconds after we met, the feeling was mutual. . . . In the first place, he was ten minutes [*sic*] late. And when he got there, he started looking down his nose at me as if he were trying to shut out some odor that was offensive to him."

Shriver, of course, had no power to tell a Governor whom to appoint. But he was and is free to withhold a grant if he felt it would not be administered effectively. Shortly after their confrontation, McKeithen "reluctantly" sent his hand-picked staff home. A new group was appointed, and some of those most severely criticized were not on it. Poverty money has begun to flow into Louisiana and into other Southern states where OEO's policies have been similarly tested.

Where Is the Victory?

Though the War on Poverty can chalk up many victories in the cities and the more industrialized areas, it is stalemated in some rural counties of the South—notably in Appalachia, where the local politicians could teach big-city bosses a trick or two.

In one Appalachian county, for example, the "boss" is a woman Superintendent of Schools. (The school system represents one of the few sources of jobs and contracts in depressed areas.) She is also the wife of the Judge of the Circuit Court, an aunt of the County Court Judge, and mother of the Assistant School Superintendent and State Senator. Another relative runs the county newspaper. The chairman of the Poverty Program is a cashier at the family bank. The executive director of the program was fired recently and replaced by a nephew of the "boss."

This family, according to a local newspaper editor, controls not only school and courthouse patronage, but also highway, parole, probation, and welfare jobs. They also own some school buildings and the garage where the school buses are repaired. To pour poverty funds into this county would merely strengthen the status quo which needs a poverty-stricken constituency just as a Negro politician needs a Negro ghetto as a power base. Unless the Poverty Program can somehow

change this pattern, Appalachia will not break out of the cycle of poverty.

There is a dim prospect that this may one day come about. VISTA volunteers and others on the fringes of the Appalachian Poverty Program report that opposition is forming. Some men have lost their livelihood in retaliation.

Meanwhile, of course, the people of Appalachia need help. So do uncounted thousands of young and old, whose plight and existence the Poverty Program has brought to public view.

"I don't get to eat but one time a day," one young woman wrote. "I am so glad when night come [*sic*] I do not know what to do."

At Camp Catoctin, Maryland, a young Job Corps enrollee failed to eat for several days. When a counselor questioned him, the young man broke down and cried.

"My teeth hurt so much when I eat that I was afraid you would find out and send me home."

A dentist removed seventeen teeth. He found the infection had spread throughout the young man's body, affected his ears and eyes, his weight, his view of life.

In Jacksonville, Florida, the medical examinations for the Head Start (preschool) program revealed that 52 per cent of the 1,055 children tested were anemic; 45 per cent needed dental care; 31 per cent had hearing defects; 25 per cent had eye troubles; and 5 per cent were partially blind.

Programs that disclose needs like these and do something to remedy them are valuable of course. But they do not represent any major victory in the war against poverty. For the fact is that the poor have lost confidence in the traditional "servants of the poor." They no longer follow the leader nor graciously accept the dole society provides them. They intensely dislike the way they have been handled and are beginning to sense that, finally, they are in a position to do something about it.

Finding a Voice

This realization is the heart of OEO's Community Action Program. It holds that the poor themselves must identify their problems, devise solutions, and execute these decisions. The main advantage does not come from the school built, or the program successfully completed. It comes from participation, from the use of their own power. It also comes from making mistakes and learning from them.

The Achilles' heel of the Community Action Program is the concept of states' rights—a cliché beloved by aging politicians. For the poor don't fear federal control or centralization. In times of crisis, it has been the federal government that produced for them, not the local authorities. It was so during the depression decade and it continued to be so during the civil-rights decade. On the family farm, in Appalachia, on the Indian reservations, with the Mexican-Americans, with the Negro, with the migrant worker, what little has been done has been done by the federal government, after local authorities failed.

And now, it is only when the federal government—through OEO—injects itself into the local decision-making process, that the poor can again have a real voice in the Poverty Program.

Republicans, in general, find this doctrine wicked if not subversive. To them the Poverty legislation sounded like a computerized version of the New Deal, and they reacted accordingly. Equally bewildered though not hostile are the graying 1936 liberals who can't quite figure out what is happening. They still hold the charter of liberalism but, like the toothless Legionnaires of World War I, they have lost their troops. The Poverty Program has driven the final wedge between what is happening in the streets and what is happening in the plush offices of the labor unions, in the higher echelons of government, and in the remoteness of the university.

The 1936 liberal has learned to compromise with city hall. As far as the poor are concerned, he is as much a part of the Establishment as big business. And today the minority poor picket the blatant racial segregation of some unions.

The liberals still invoke the names of their heroes (my heroes). But there is little applause. Their children have their own heroes.

Not long ago, Shriver visited the Job Corps camp at Kilmer, New Jersey, and, as is his custom, he began inviting the enrollees to express their opinions. "Shriver was great," a reporter told me later. "He had a tremendous rapport with the kids. He lost them only once."

"When?"

"When he began asking them who they thought should come to visit their camps. They named Cassius Clay, the disc jockey Murray the K, and people like that.

"Shriver then suggested some well-known liberals. He asked if they would like to see A. Philip Randolph. 'Who's he?' the kids asked.

"Shriver told them, but it was obvious that they had never heard of the fight for unionism. Whitney Young. No. He kept naming people, but he lost the crowd. He was speaking a language they didn't understand."

Rejecting the liberal heroes of the past, the poor have so far not developed strong or noteworthy leaders of their own. Their society is wrapped in frustration and disappointment and they are cynical, hostile, turbulent. Many have been chased from slum to slum by the liberal Urban Renewal Program. Even young men who arrive hopefully at Job Corps camps feel the Poverty Program will disappear after the news stories have been written and the pictures are taken.

The poor are wary of new programs and offers of help. They've had their hopes raised before, only to find the liberal programs were for someone else. Now they're determined to make their own mistakes with their own leaders.

It is easy to romanticize the poor, but, in fact, poor Negroes can be exploited by their own as easily as by "whitey" downtown. Some are as reckless with power as were some of the Italian and Irish leaders who first captured the Democratic party at the local level. For example, this fall, when New York's District Attorney Frank Hogan subpoenaed the books of Haryou-Act, the multimillion Poverty Program in Harlem, and the New York *Herald Tribune* printed the story, Negroes from Harlem promptly picketed the newspaper, condemned Hogan, and threatened violence.

"There has never been a grand-jury investigation in Harlem when black babies were cremated in tenement fires," said Livingston Wingate, the program's highly paid director. "This investigation is a smear tactic by forces opposed to the War on Poverty. The only thing that stands between the black youth of Harlem and the guns of the outer society is Haryou-Act. Remove Haryou-Act and you're asking for a holocaust."

The poor are the newest minority, maybe the last minority, to be melted into the pot of democracy. If they follow history, they will first maintain a separationist policy. Next they will press against the Establishment. Soon they will have a wedge and later a slice. Eventually they will become part of the Establishment and defend its goals and their position.

For all the irritation the Poverty Program is causing, the social revolution it is bringing about has narrow, almost middle-class horizons. It has its roots, as Professor Richard A. Cloward of Columbia said, "in relatively moderate ideologies —self-help, local autonomy, democratic collective action, and the importance of ethnic separation. The struggle, in short, is in the tradition of urban politics and nothing more."

Shriver maintains that "involvement of the poor must mean giving them effective power, a respected and heeded voice, and genuine representation in all aspects of the program and at all stages in the significant decision-making processes."

In its first year, the Poverty Program has held off the other contestants of power so the poor could gain their voice, so they could become involved, so their needs can be met by their decisions. From here on in, it cannot aristocratically rise above politics and hope for the best. It must enter the struggle and win the battle.

How to Look at Other People's Poverty

Our foreign visitor's social conscience is tender and highly developed, and his first glances will be towards those miserable huts he sees wherever he drives in his taxi. . . . What sort of people live in them, what do they think about, how do they talk to one another, what do they eat, etc., etc.? If only it were possible to know! . . . But it is not possible . . . for even if there were no language difficulty, there would not really be much to talk about. There is not in the world's history any record of fruitful dialogue between those who have enough to eat and those who don't. Our foreign visitor turns away from the sight of those wretched hovels and feels sad. No longer quite as sad, perhaps, or as outraged as he felt when he first saw them—it never takes long to get used to other people's poverty—but the poor of Delhi will always be sure of his concern. He will often talk about them, and when he does so, he will make that special face we all make when we feel guilty about something (whether it is *apartheid*, political prisoners, or starving children) but are no longer sure that our feeling is still as deep as it ought to be.

—From "Letter from Delhi," by R. Prawer Jhabvala, in *Encounter* (May 1964).

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GET WITH THE ACTION

WHAT KIND OF CITY DO WE WANT?

A SPECIAL REPORT

REPRINTED FROM NATION'S CITIES

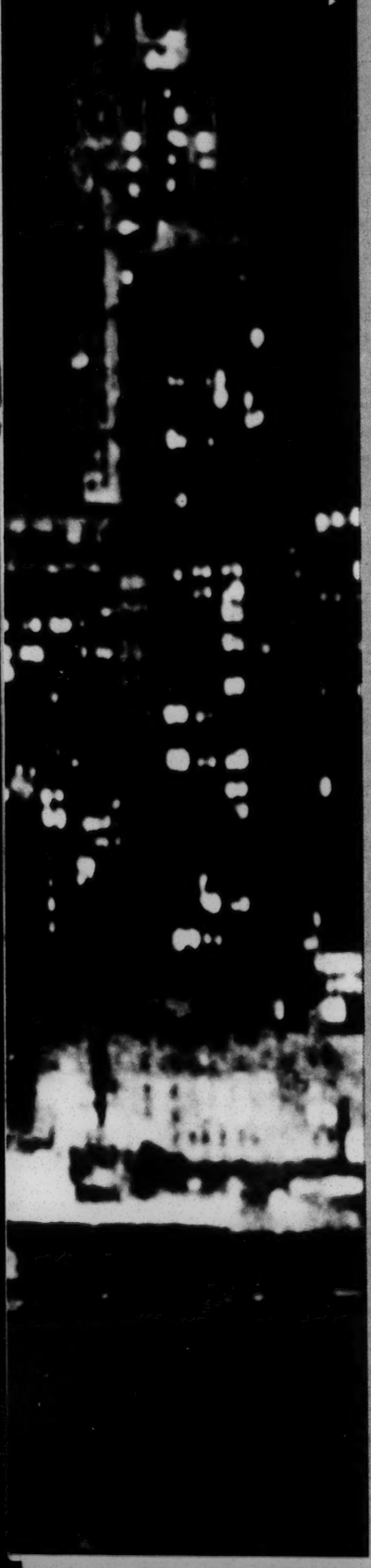
THIS is the most urgent question facing urban America today.

Everybody is talking about it, writing about it, making speeches about it. But the more they talk and write the greater the confusion about it seems to grow. Much of the talk seems to come from people who don't like cities and just want to get away from them; and too much of the talk comes from people who think the local needs and problems of our cities can only be solved from Washington.

In the hope of bringing some order into all this confusion the National League of Cities joined The American Institute of Architects, the Lincoln Foundation, and the Luce magazines in sponsoring a roundtable conference of 33 experts described by New York's Mayor Lindsay as "The Who's Who of Urban Development". Purpose of the conference was not to seek new ideas and new solutions, but rather to explore how broad an area of expert agreement already exists behind all the seeming confusion.

The roundtable panel represented many different disciplines and many different viewpoints. Perhaps surprisingly, perhaps not so surprisingly, the roundtable revealed a broad area of almost unanimous agreement on almost every urban problem.

No one panelist subscribed to every conclusion and every recommendation in the consensus. Nevertheless, this conference report reflects hundreds of comments and suggestions by the participants during the months which followed the original roundtable discussions. More than an expression of personal opinions and experiences, it stands as a collective document which attempts to confront honestly the widely diverse elements of the contemporary city.



PANEL

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MAX O. URBAHN, President, New York Chapter
NORVAL C. WHITE, New York

From the National League of Cities

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PATRICK HEALY—Executive Director
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ARTHUR NAFTALIN, Mayor of the City of Minneapolis—NLC Advisory Council

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DAVID LOEKS, President 1964-1966

From the American Society of Landscape Architects

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From the Bureau of Public Roads

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From the Chamber of Commerce of the United States

DR. CARL MADDEN, Chief of Economics

From the Federal Government

WILLIAM COLMAN, Executive Director, Advisory Commission on Intergovernmental Relations
WILLIAM L. SLAYTON, Urban Renewal Commissioner (Now Executive Director of Urban America)

From the Ford Foundation

PAUL YLVISAKER, Director, Public Affairs Program (Now Commissioner, Dept. of Community Affairs, State of New Jersey)

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Moderator and Rapporteur

PERRY PRENTICE, Time, Inc.

Our urban problems would be hard enough to solve in a static urban economy with a static urban population, a static racial and social mix, and a static transportation method and system—but our urban economy and population are anything but static. On the contrary, our urban economy, society and technology are all undergoing great simultaneous changes; our urban population is doubling to a projected 1999 level well over 250 million-plus, and before 1999 our urban wealth will at least quadruple, as the average income of twice as many families doubles to a projected $15,000-a-year-plus-of-today's-purchasing-power. And even now, before these increases, our urban transportation system is already near the breaking point.

So within the next generation, our cities will have to be almost completely rebuilt twice as big and, we hope, at least twice as good. Within a generation we will have to erect and find the money for more new urban homes, business buildings and facilities than we have built in all the years since Jamestown and Plymouth Rock. We will have to replace at least half of all today's urban dwellings because they will no longer be good enough for anyone to want to live in when the average family has sufficient income to qualify for a $25,000 FHA-financed house. (This means we should build at least half as many new homes to replace decaying housing inside or close in to our cities as we add on the outskirts.) And we will probably have to replace half of today's business and industrial buildings because they will no longer meet the vastly different needs of 1999 business.

In addition, many of our cities will almost certainly have to be restructured to fit some new and radically different means of transportation. High-density cities like New York are finding that the additional facilities needed to bring in just one more car per day during commuter hours will cost $21,000; low-density cities like Los Angeles are finding the cost, in money, time and space, of relying solely on the automobile equally bad.

Most of today's cities "just growed" (and often "growed" too fast) in response to yesterday's different social and economic demands. This is one reason why most central cities are already in deep

trouble with problems they have neither the money nor the authority to cure—most of them problems that call for major rebuilding and/or restructuring. They are deep in problems concerned with slums, traffic, parking, sprawl, ugliness, housing; with recreation needs; with air and water pollution; with overtaxation and undertaxation.

They are stuck with far more than their share of the costs created by national problems like education, poverty and segregation. Their municipal costs are climbing twice as fast as their local tax base.

They are choked by obsolete political boundaries that 1) encourage both people and industry to seek tax havens in the suburbs and 2) make coordinated planning difficult and often just plain impossible. They are losing prosperous families and their money to the suburbs almost as fast as they are herding more poor families and their costs into the slums. They are losing blue-collar jobs to the outskirts almost as fast as they can add new white-collar openings downtown. They consume four times as much land as they use. They are stuck with a tax system that penalizes improvements and subsidizes obsolescence, blight, sprawl and the spread of slums, and they are stuck with a concept of landed property that lets landowners capitalize for their own private profit all the economies and advantages of urbanism, so city dwellers must pay twice over for the multibillion-dollar values they themselves create living close together—values they have already paid for once by an enormous investment of both public and private money.

North, south, east and west, big cities and small, new cities and old, all alike suffer in greater or lesser degree from all these problems. High-density cities like New York may have more trouble with congestion; low-density cities like Los Angeles may have more trouble with sprawl, but the latter has congestion at its center and the former has sprawl on its outskirts. The bigger the city, the bigger its problems have seemed to grow; the older the city, the more deeply they are likely to be entrenched. And the former president of The American Institute of Architects adds a word of urgent warning:

"We cannot remake our cities without solving their painful social problems. As blight, congestion and lack of good-enough schools drive middle-income residents from our urban centers, the poor move in, the gap between the rich and poor grows, and the suburban noose draws tighter. If the present trend continues, the untrained and undereducated poor will become the dominant population group in almost all our major cities within the next few years. The consequences of allowing our cities to become the poorhouses of America had better be recognized while there is still time to avoid them."

Despite all these troubles and problems, there must be something very good, very compelling and very magnetic about our cities because year in and year out more and more people are flocking to live in or near them. America's whole population growth in the next generation will be concentrated in cities and their suburbs; by the year 2000 they will add something like 150 million more people. Just when our cities seem to be suffering from more troubles than ever before, they are in fact enjoying the greatest urban and suburban boom the world has ever known.

Thus the building and rebuilding of our cities becomes an enormous problem and an enormously exciting challenge—a far greater opportunity than if there were less need to do almost everything over, new and better.

We will spend trillions

To meet this challenge and seize this opportunity, our cities will need all the help they can get—from architects and planners, from the upper-income families who have fled to the suburbs to escape the cities' problems, from the state governments and from the federal government, of course.

All of us applaud and welcome the growing interest in urban problems shown by the federal government, but, alas, this interest is still finding expression more in words than in dollars. The federal government is busy casting itself in the role of the great benefactor of cities and the great subsidizer of urban improvement; but the hard fact is that the federal government takes many,

many times more money out of our cities in taxes than it would dream of returning in subsidies.

In 24 years the Housing and Home Finance Agency and its successor, the Department of Housing and Urban Development, has not kicked back to the cities a nickel of taxpayer money for housing and urban development; in every year but two, its receipts from insurance and other nontax sources have exceeded its expenditures. For fiscal years 1966 and 1967, HUD actually budgeted *minus* $100 million of tax money for housing and urban development. City dwellers pay most of the federal taxes, but the farmers still get back from Washington eight times as much money as the cities; by some calculations, 13 times as much. And most of the money the cities do get back is earmarked, not to ease the cities' present financial burdens but to encourage new municipal spending by offering to share the increased cost of meeting responsibilities the cities are not yet meeting.

This is no time to think small about the money our cities will need. It will cost not billions but *trillions* of dollars to correct what is wrong with our central cities today, while they are doubling their metropolitan populations and their more-and-more affluent citizens are doubling their demands for better everything.

Between now and the year 2000, someone will have to put up close to $1,500 billion for new and renewal nonfarm housing alone (nearly half of it urban replacement housing); someone will have to put up at least another $1,000 billion for new and replacement commercial, industrial and utility construction; and someone will have to put up at least another $1,000 billion for all the new and better community facilities needed to go with the new and better housing: new streets, highways, parking; new and better schools and colleges; new park attractions, playgrounds, transportation; new smoke controls, sewers and sewage treatment, water supplies; hospitals, etc., etc., etc. (Metropolitan New York alone projects a need for 61 more college campuses for 1.3 million more students, 100 more hospitals with 45,000 more beds, etc.).

Over 33 years, the money needed to build and rebuild our cities twice as big and twice as good will average out to over $100 billion a year, and even in tomorrow's far more affluent economy, it is just plain nonsense to hope that even half that annual amount will be provided by any government: national, state or local. Governments will be hard pressed to find enough tax money to meet the $30 billion-a-year need for more and better community facilities.

The rest can be found only by harnessing the profit motive, much more effectively than now, to urban renewal and urban improvement, and making as much as possible of this enormous enterprise attractive and profitable for the investment of private capital. Private capital will get its money's worth only if we make good planning, good design and good building more profitable than bad. And it will be a lot easier to interest private capital in urban betterment if the local tax system is modified to encourage new construction and better land use, instead of (as now) penalizing improvements and subsidizing blight, slums and sprawl.

People can have fuller choice if we stop looking backward

"Tomorrow's cities can be designed to provide much greater efficency, much greater joy and delight than people have any notion of," says city planner Ballard.

Adds Mayor Naftalin: "Right now today few cities measure up to their greater opportunities for better living."

And Mayor Maier: "We can and must make tomorrow's city a far better place for its people. All our urban institutions must work together to make tomorrow's city a place where each citizen will have a chance to achieve his own full potential in an atmosphere of freedom, opportunity, openness, community and, let us hope, culture."

And ex-Parks Commissioner Hoving: "Cities should be much more fun for everybody—poor and rich alike."

With our fast-growing affluence and our fantastically expanding technology, there is no earthly reason why American cities should have

to be dull or ugly or dirty or polluted or traffic-choked or expensive to live and work in.

There is no reason why cities should sprawl far out beyond their boundaries to blight the countryside with leap-frogging and premature subdivision.

There is no reason why cities should let slums and other inadequate, obsolete or decrepit buildings clutter and pre-empt most of their good close-in locations.

There is no reason why our cities should waste most of their land, most of their streets, their parks, their open space, their waterfronts, their rooftops.

There is no reason why cities should waste most of the third dimension that could multiply their convenience and their livability at much less cost than sprawl.

There is no reason why people who like high-density living should not also enjoy open-space recreation quite near at hand, nor any reason why people who prefer low-density living should not enjoy it much closer to where they work and shop.

There is no reason why good urban planning should constantly be frustrated by obsolete political boundaries.

There is no reason why city governments should be kept too broke to make their services good and desirable instead of just cheap and tolerable.

There is no reason why our cities should not be good places to bring up children, with good schools and provision for safe outdoor play nearby.

There is no reason why our central cities should be abandoned to the poor and the disadvantaged, or why they should be stuck with so much more than their share of the problems of poverty and segregation.

There is no reason why all our thinking about cities and city living should lag 60 years behind our time.

Making our cities twice as livable for tomorrow's twice-as-big and twice-as-affluent urban populations will take a lot of money; it will take a lot of replanning, redesigning and rethinking—both thought and forethought.

But we are all agreed that tomorrow's city could, should and would offer its people far better, easier, healthier, more convenient living closer to where they work, shop and play, IF.

We are likewise agreed that tomorrow's city could, should and would offer its business far better and more profitable working conditions closer to bigger markets, closer to supporting services, and closer to more abundant and more specialized labor, IF:

If we accept the simple mathematical fact that for most people, urban living has to mean living close together, and *if* we focus our planning and spending on practical ways to make living close together more rewarding and less expensive.

If we stop looking backward and dreaming that tomorrow's urban life could be more like yesterday's village life, and relinquish the notion that low density is somehow better for everybody.

If we make good use of the new tools offered by today's fantastic new technologies—new tools so numerous that we can mention only two:

1. Airconditioning, which the ex-vice president of the National Association of Home Builders calls 'the greatest improvement for indoor living and indoor working since we brought the toilet indoors," an improvement that makes cities as livable in summer as in winter.

2. The electronic elevator, which—almost unnoticed—is changing the potentials of urban living almost as much as the automobile.

If we make sure the city has a vibrant downtown to draw people and business from far and near to live, work, shop and have fun.

If we give some governmental agency the responsibility, the authority and the money needed to coordinate and make sense out of today's chaos of conflicting urban and suburban planning.

If we stop asking local government to pay costs that are not essentially local—costs that are borne by the central government in almost all other lands.

If we restructure our biggest cities as radiating clusters of high-density land use.

If we persuade or compel city people and city industry to stop trying to get something for nothing at other people's expense, i.e., stop trying to save a little of their own money by choking the

city streets, polluting the city water, polluting the city air, etc.

If we harness the profit motive forward instead of backward to good land use and good planning, so private enterprise will find it profitable to assume, without subsidy, most of the cost of rebuilding our cities bigger and in every way better.

If we stop letting landowners make city living expensive by capitalizing, for their private profit, all the benefits of today's huge urban investment of other people's money.

If we stop waiting for massive state and federal aid before tackling all the little jobs that need doing first.

If we give more thought to making cities good places for rich and poor to live in and enjoy, and less thought to getting out of them.

If we can find a cure for the problems and costs of segregation and one-class neighborhoods.

For people, this means living closer together to maximize their freedom of choice in housing, career and employment opportunities, direct personal contact and confrontation, meeting people and making more kinds of friends. This closeness also increases freedom of choice in places to shop, and places to pursue leisure-time cultural and recreational activity.

The more people who live close together, the greater their variety of choices should be and the greater their chance of being able to get what they choose to want. The more people who share the cost of each choice, the smaller its cost to any individual, and the greater the combined ability of the group to support cultural activities and special services they could not otherwise afford.

Some people like to live closer than others. Some people choose high density because they want to be closest to the center of urban life; people who work downtown have an added reason for living close to downtown. Other people choose lower density because time-saving is less important to them than having their own little half-acre; people who work in an outlying research center, university or factory have an added reason for living farther out.

But these differences are only differences in degree. Cliff dwellers and suburbanites alike are drawn to the city to enjoy advantages only close-in living can offer, and most suburbanites wish they could enjoy their kind of living without traveling so far each day to get it.

For business, minimizing the handicaps of distance means easy access to more abundant and more specialized labor, to a greater variety of supporting services, to government offices, to low-cost mass transportation, to supplies in greater volume and greater variety, and to more customers and bigger markets.

For business as for people, the consequence of closeness and concentration should be greater efficiency, greater economy and lower costs.

Some kinds of business have to locate closer to the center than others. Some must locate downtown for maximum access to markets, to clients, to supporting service or to a great variety of labor. Other kinds of business are more self-contained and so find it more profitable to trade maximum access for greater space—to accept less accessability on the outskirts in order to get more space than they could afford at the center. Still others may find easy access to a freeway more important than easy access to downtown.

But once again, the difference is only one in degree. The advertising agency downtown and the factory in the suburbs are both drawn to the city for advantages only closeness can offer, and most suburban industry would relocate closer to the labor center and the transportation hub if closer-in land were cheaper.

The shape and pattern and density of our metropolitan areas are changing as cars and trucks lessen our urban dependence on mass transportation to a single center, and the telephone makes semipersonal contact fast and cheap over great distances. Motorized road transportation has made, is making and must continue to make an enormous contribution to ease and flexibility of urban movement and urban contacts. And it is no longer necessary to go to the transportation center for so many kinds of shopping, or to find employment in those kinds of industry that are least de-

pendent on quick access to markets or supporting services (notably big factories).

But however their pattern may change, the reason and purpose of cities remains unchanged and unchangeable—the same today as in the railroad age, the canal-boat age, and the stagecoach age—to bring people and businesses together for ease and variety of access and contact.

High central density would help preserve close-in amenity

Overcrowding is no problem at all on Park Avenue with up to 1000 people to the acre. Overcrowding had nothing to do with the explosion in Watts, where the density was not much more than 20 to the acre.

At the urban densities that command the highest rents from those best able to afford to live as they like (i.e., on New York's Park Avenue, Chicago's Gold Coast or San Francisco's Nob Hill), there are only three US cities whose entire population could not live, work, shop, skate, swim, play tennis, worship, attend concerts and go to the movies on the 18,000 acres within three miles of the center, leaving all the land outside that three-mile circle for heavy manufacturing, golf courses, market gardening, low-density living and acre zoning.

For example and specifically: At the density proposed for New York's new World Trade Center and Battery Park Addition, the biggest city's whole population could live and work and shop and play in Manhattan Island and the close-in quarter of Brooklyn, leaving most of Brooklyn and all of Queens, the Bronx and Richmond for open space. At the density which tenants seem to like in Chicago's Marina City, the whole population could live and work and shop and find plenty of recreation within two blocks of the Chicago River between Lake Michigan and the Merchandise Mart.

We are not suggesting that all our cities should be rebuilt for any such concentration. And most certainly we do not recommend that all the people of any big city should concentrate downtown, for many people would do better to live closer to some satellite density planned and developed around some activity that benefits from being near the city, but does not need to be right at the hub (such as a university, a big manufacturing plant or a shopping center).

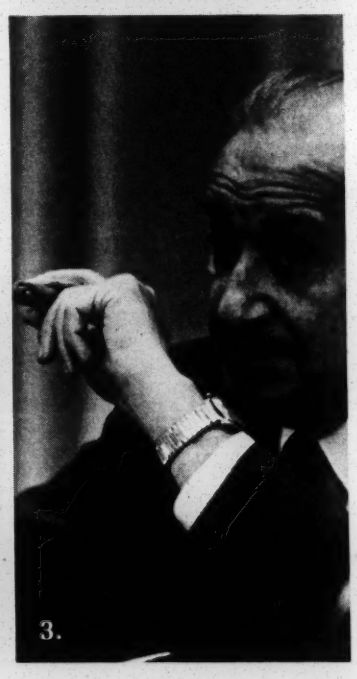
Nevertheless, we think the simple geometric and mathematical facts about living close are important to remember. And we are all agreed that our cities should be planned for living and working as close together as is compatible with the other requirements of good business and the good life.

None of us is against low-density living with private outdoor space around each home. On the contrary, all of us wish people who want low-density living could enjoy it much closer to town than they can today, to save them the countless hours they now waste getting to and from their homes, and we all agree with landscape architect Halprin that "Low density offers people something that high density doesn't, especially for families with young children."

But we wish more people would face up to the obvious fact that as our urban population doubles, the only way to bring low density close in is to develop much higher density at the center, with much less land waste everywhere. Says city planner Ballard, "With rising population we will have to design our central cities to much higher densities to make any sense at all." Mayor Naftalin adds, "The test is how we combine high density and low density."

And almost all of us sympathize with the former AIA president who says, "Sprawl city—and by that I mean the great megalopolis spreading from Boston to Washington, from Pittsburgh to Milwaukee, from San Francisco to San Diego—is too wasteful because you duplicate your services, your streets, your utilities, all the civic functions people pay for in taxes. You spread them out thin; you use up your land. In the process you destroy the countryside and waste our heritage."

If the No. 1 reason and purpose for cities is to maximize the advantages of closeness and overcome the handicaps created by distance, it follows that sprawl is the direct denial of that reason and purpose.



1. CAVANAGH: Too many people fled to the suburbs to escape the cities' problems.

2. GRUEN: Our city boundaries are 100 years behind the times.

3. ABRAMS: The tax power has never been coupled with the planning power.

Urban growth will be vertical

Two generations of urban Americans have been obsessed, bewitched, dazzled and blinded by the outward explosion touched off by the automobile, which made millions of outlying acres newly accessible and deflated the price of close-in land by temporarily lifting the pressure to maximize its use.

Ninety years ago, the limit on urban spread depended upon how long it took to get to work by foot or by carriage. Sixty years ago the limit had been doubled, defined by how long it took to get to work by foot and train or trolley. Thirty years ago the spread limit had doubled again, to how long it took to drive to work on streets laid out for horse-drawn traffic. Today the spread limit has doubled once again, and now depends upon how long it takes to drive to work with an assist from our multibillion-dollar expressways.

We have been so obsessed with this two-dimensional explosion that we have given far too little thought to the third dimension. Average building height in every city except New York and Chicago is still only about two stories; average ground coverage is still only about 15 percent; in some central cities, nearly half the ground is preempted by streets and parking lots. Many municipal costs per family are multiplied as the urban radius sprawls farther and farther out; average families spend more than half as much money on their cars as they spend to eat, and almost two-thirds as much as they spend to own or rent their homes; and millions of workers spend a quarter as much time getting to and from their jobs as they spend actually working.

Making today's urban area twice as big horizontally for tomorrow's twice-as-big urban population would be impossibly costly in dollars, intolerably costly in wasted land, unbearably costly in added travel time to and from work and to and from open-space recreation. Doubling their area by growing *up* instead of *out* would cost far less and add only seconds instead of minutes to everybody's travel time.

Whether we like it or not, most urban growth in the next 30 years will have to be up, not out.

The problem is not whether we would like to

grow upward, but how to grow upward in a way everybody would like.

Even sprawling Los Angeles is finally learning this simple lesson and building three times as many new apartments as single-family detached homes; even in suburbia, the trend from coast to coast is to two-story houses instead of one.

Today's greatest land waste is not the vacant lots and underused acreage of suburban sprawl. It is our failure to put more high-value, close-in land to more than one use, on more than one level. For example, in Chicago only half the land inside the downtown Loop is profitably rented above the retail level, and right beside the Loop, land enough for half a million people to live and work and play on is used only for railroad yards that would better be covered over. Los Angeles actually squanders nearly a quarter of its downtown on single-level parking.

Architects, planners, builders and civic officials were all too slow to grasp the full significance of two great changes:

1. Today's high-speed automatic elevators make vertical transportation much quicker, cheaper and more convenient than horizontal and

2. Whereas most products can be used only once at a time, the new economy of vertical transportation makes it possible to use land simultaneously as often as a hundred times, with each repeated use apt to be more desirable than the use below (i.e., with the highest floors commanding some of the highest rents). The lower levels are best for stores, parking, schools and other places of assembly, but the upper floors are much more valuable for offices and apartments.

Just because land has been used once for a railroad yard is no reason why it cannot be used again for a sports arena or an office building or an apartment or all three. Land used once for a store on the lower floors can be used again for a residential hotel. Land used once for a block-size parking garage can also be used for a block-size city park. A school building site can be used again for a football field on the roof.

Now, at last, architects, planners and developers are beginning to correct this multibillion-dollar waste by learning the economics and applying the economics of horizontally stratified land use. They would have stopped the waste sooner had it not been subsidized by today's ubiquitous practice of underassessing and undertaxing underused land. Chicago's Loopside railroad yards and Los Angeles' one-level parking lots would have been built over for multiple use long ago had they been taxed at more nearly their potential multilevel land-use value, instead of a fraction of their actual single-level value.

Twenty years ago, examples of stratified land use were hard to find, except that in nonprestige neighborhoods people "lived above the store." New York had an office building built over a church; Chicago had a church perched on top of an office building. Chicago had the Merchandise Mart and New York had a dozen luxury apartments and the Waldorf-Astoria sitting over the New York Central tracks; New York had one luxury apartment with a small swimming pool and two tennis courts in the basement. Cincinnati had a new hotel terraced on top of a department store.

But now the change is coming with a rush. New York is tearing down its monumental Penn Station to make room for a new below-ground terminal under a new sports arena and a new office building; covering the Pennsylvania yards with an office building wrapped around a terminal warehouse; and getting set to recover the land cost of new schools by letting private builders erect high-rise apartments above them. Washington is wrapping high-rent offices around parking garages that occupy otherwise hard-to-rent interior space and seeking free land for public housing over new expressways. Philadelphia is running pedestrian malls block after block below street level. Bartlesville has a Frank Lloyd Wright tower —half apartments, half offices.

Chicago offers the outstanding example of stratification's potential in Marina City, which puts 40 stories of apartments on top of 20 stories of parking on top of two levels for shopping on top of a marina for 200 pleasure boats, all integrated with 16 floors of offices, a theater, bowling alleys, tennis courts and a swimming pool, thereby setting a precedent that New York, Denver, Pittsburgh and San Francisco have been quick to follow. Hartford has bridged two avenues to create a three-city-block open plaza, two

stories up on the roofs of the street-level stores, banks and garages. Apartments in many cities are including swimming pools and other recreation in space that would otherwise be wasted. And most cities are beginning (not always wisely) to require off-street parking under all new high-rise buildings, even in areas where more parking facilities can only serve to bring in more cars and create more congestion.

Examples of multilevel, multipurpose reuse of the land are still too few, but the trend is obvious and the potential for making high densities much pleasanter, more efficient, more economical and more convenient is enormously exciting.

This exciting potential includes the much broader use of many devices, such as:

- arcaded sidewalks to permit wider downtown streets
- decked-over streets to create pedestrian malls between one-floor-up shop windows
- nursery and primary school classrooms, day-care and babysitting centers built into every high-density apartment block (already standard practice in Russia)
- coed bachelor apartment houses with swimming pools and other recreational centers on the lower floors, to solve that most urgent middle-income urban problem—boy meets girl, girl meets boy
- outdoor play and recreation space high above the streets, either on the rooftops, on an open floor or in interior courts built over street-to-street lower levels
- underground sidewalks running for blocks, as in Rockefeller Center
- ample off-street loading facilities replacing the almost-unrentable ground floor under central-city loft buildings (like New York's now-almost-impassable garment center)
- highways decked over railroad and rapid transit rights-of-way.

Whenever land is put to stratified multipurpose use, human activities should get top priority on light and air; service functions should go underground (as in Victor Gruen's revolutionary plan for rescuing downtown Fort Worth).

Vibrant downtown is magnet

The essence of urbanism is variety, and only a vibrant night-and-day "downtown" (i.e., center of urban life) can provide and support the variety of shopping, services, contacts, job opportunities and culture and recreation needed to make the city a magnet, drawing people and business from far and near. Without such a magnet, there is no good-enough reason for people to want to live in the city instead of outside. And without such a magnet, it will be difficult, perhaps impossible, to persuade enough middle-class families to return from the suburbs to the central city.

Downtown variety needs thousands of people to support it; it takes great variety to bring in thousands of people. The bigger the crowds, the greater the variety they can support; the greater the variety, the bigger the crowds. To support this maximum variety, downtown needs people not just 9 to 5, but all day long and far into the night; and it helps to have people living and sleeping close in, as they do in most of the cities whose downtowns have the strongest pull: New York, Chicago, San Francisco, Denver, New Orleans, Washington, Boston and Philadelphia. The more attractions downtown can offer, the more people will want to live close; the more people who live

WHEATON: We must plan for a future when incomes exceed $10,000 and most people will be college graduates

close, the easier it will be for downtown to support more attractions, night and day.

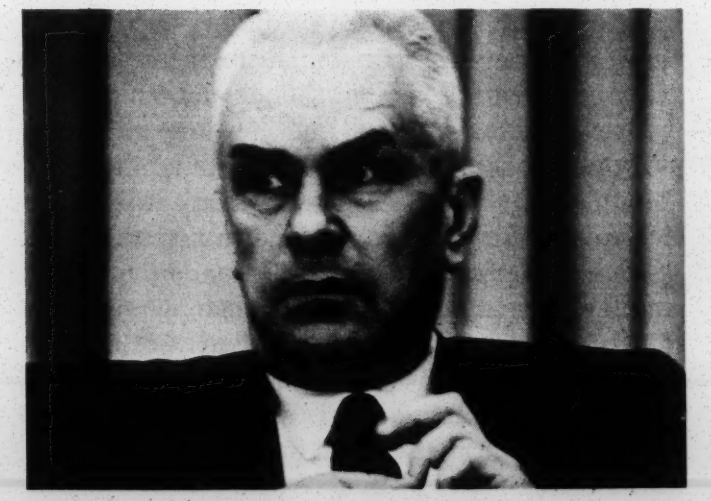
The more compact downtown is kept, the easier it will be for more people to take advantage of its variety for business and pleasure. The easier downtown is to get to, the less pull it will need to draw people in, and the farther it will pull from.

A strong downtown magnet is well worth spending money to create, if the city has none. It is well worth spending money to preserve and strengthen, if such a magnet is already present and pulling. But there is a limit to how much public money should be spent to protect the real estate investment in pre-Depression buildings, in what used to be—but no longer is—the heart of town.

Downtown is not a location; it is an activity; it is where the action and variety are *today*—not necessarily where the action and variety *used* to be. New York's Wall Street area has not been a true downtown since before the Civil War. Today it is just a high-rent, one-purpose satellite in an off-center location, miles from the nearest railroad station, bus terminal or airport connection; miles from the shopping center, the amusement center, the cultural center and the fastest-growing commercial center. Likewise, what calls itself downtown Los Angeles has not yet been remade into a true downtown, even though the multimillion-dollar public investment in expressways has made it the easiest-to-reach spot in that hard-to-find-yourself-anywhere metropolis, and even though the multimillion-dollar investment in new office buildings shows promise of making it once again the business center.

Says architect Gruen: "In Los Angeles, if you want to find the best hotel, you don't go downtown. If you want to see a first-run movie, you never go downtown. If you want quality and variety of merchandise, you never shop downtown, for the stores there are just a shabby second-rate shopping center, catering to the low-income areas south and east. Everything connected with the better way of life has moved away. Until just recently, Los Angeles downtown has been supported mostly by the huge civic center, which employs 10,000 people on the public payroll, and by the political lawyers and financial lawyers and the like who feel they must stay close to the seat of government."

As for New York's Wall Street, there are no big stores there, for stores cannot live on the lunch-hour trade; there are almost no restaurants there other than quick lunches, for restaurants cannot prosper on one meal a day. There are no hotels there, no theaters, no movies; even the aquarium is gone; and after 6 p.m. and on weekends there are almost no people.



COLMAN: Parked cars dilute the central business district. This is self-defeating.

Urban responsibility is chaos

A more chaotic chaos would be hard to dream up than the chaos over what government should do what, and what government should pay for what, to meet our urban needs.

Responsibility is divided horizontally four ways between local, county, state and federal government. It is divided vertically scores and sometimes hundreds of ways, first between the central city government and all the surrounding town and village governments, and then again between all these governments and a still greater proliferation of special tax districts, administrations and authorities—bridge authorities, park authorities, water districts, sewer districts, fire districts, school districts, library districts, gar-

bage districts, hospital districts, etc. Within the local governments, authority is often divided still further, with the school board going its own way to spend more money than anyone else. In Washington the same confusion is repeated. Both the Senate and the House scatter responsibility for urban affairs legislation among half a dozen uncoordinated committees. Fifty different federal agencies are now working on the problem of water supply and water pollution (up from 25 found by the Hoover Commission in 1955). Grants for urban renewal come from one department, grants for roads come from another, grants for pollution control from a third. The Interior Department is spending $25 million to preserve and beautify the historic heart of Philadelphia, but the millions of dollars needed to cover over the expressway that will cut it off from the river will have to come (or not come) from the Commerce Department.

No city government collects anywhere near enough money of its own to take on the whole job of coping with all problems that confront it. One reason no city government has enough money is that few states let the cities collect enough taxes, even if they want to. The second reason is that few cities like to collect any more taxes than they have to; they would rather get grants-in-aid from the states or from Washington. The third reason is that most cities are afraid to raise taxes for fear of speeding the exodus of industry. The fourth reason is that the cities' only exclusive revenue source is the property tax, and most states make their cities collect most of their property taxes, not on land (which is undertaxed) but on improvements (which are already so overtaxed that the tax inhibits even some of the most needed improvements). The fifth (and perhaps the biggest) reason is that in this country, local government is stuck with enormous costs that in other countries are paid as a matter of course by the central government, so, paradoxically, the local tax burden in most cities is too high even though the tax take is too low!

One result of keeping city governments poor is that too few city services are good enough. A second is that few suburbs want to be annexed to cities that can't afford good schools and other top-grade services. The third result is the proliferation of special tax districts to pay for services the cities have no money to provide (Los Angeles has 246 of them). Fourth, cities are afraid to raise more taxes even if they could, for fear of driving still more people and businesses to tax havens in the suburbs. Fifth, many industries are moving to suburban tax havens anyhow. Finally, the sixth result is that nobody can tell just who is responsible for what. Schools, for example, are paid for partly by the local school district, partly by the state, a little by Washington, with the state setting the standards, the local authorities picking the teachers and the federal government decreeing the racial balance. Streets and highway costs are split four ways, and the city cannot control how new state and federal highways cut them up. (Says the past president of the AIA, "We rip our cities with motorways and delude ourselves that we are doing it in the name of progress.") Too many in-city expressways are allowed to split neighborhoods like a Chinese Wall; even depressed roadways like Detroit's divide the two sides like a river.

Most of us agree that the political boundaries of our cities are archaic and should be brought in line with today's realities by annexation, by metropolitan federation or otherwise. All of us agree that the tax limitations and tax policies forced on our cities are archaic and should be corrected.

Too many planners today are planning at cross purposes. Highway planners plan new roads and new interchanges with too little regard for the way they destroy neighborhoods and cut cities to pieces, and how many families they dislocate. City planners plan for urban growth while suburban planners too often plan to block it by large-lot zoning. Suburbs want upper-income families planned in, factory workers planned out, city money planned in, city problems planned out. New York's bridge authority plans $21,000 per car to bring more cars into a city already half-paralyzed by too many cars which nobody plans to park. San Francisco's Bay area plans a billion-dollar transit system that is sure to force rebuilding everything near each station, but nobody plans what to rebuild. Neighboring Oakland and Berkeley each make great plans so uncoordinated

that they leave streets dead-ending at the city line; plans that would put Oakland's heaviest industry right next to Berkeley's waterfront park.

And the minute any plan starts taking shape, speculators too often double its cost by skyrocketing the price of land needed to carry it out. "Good land planning is impossible in the face of land speculation," is the dismal dictum from the International Housing Center in Rotterdam.

Getting anything done about good plans is difficult and discouraging at best. It is doubly difficult and discouraging in urban America, where it is next to impossible for any government or government agency to get the clearly recognized responsibility, authority or money needed to coordinate scores and hundreds of conflicting plans and see that a coordinated plan is carried out.

Why must cities shoulder twin burden of poverty, education?

Perhaps the worst consequence of today's chaos and confusion over what level of government should do what is this: The federal government is being asked to get involved in a lot of local problems that could better be handled locally, while the local governments are being forced to pay a lot of not-really-local costs they cannot afford.

One big reason so many city governments are too poor to pay their full part in making their cities pleasant for people and profitable for business is that, in the US, most of the cost of public education is charged to local government (sometimes the city itself; sometimes the school district). These costs were small enough for local government to carry when few children went beyond eighth grade, and schooling meant mostly the three Rs; they are now far too heavy to charge against the revenues traditionally reserved for local government (i.e., the property tax), and they will soon redouble.

The United States is almost the only country on earth where the central government does not pay all the costs of free public education.

So instead of saying that our state and federal governments are helping our local governments pay for schools that are a local responsibility, it might be more correct to say that our local governments are crippling themselves financially to help our central governments pay for schools, whose support should be the responsibility of the central government.

A second reason why our city governments are too poor to make their local services good is that the local property tax is still being tapped for many of the costs of poverty and many of the costs required by today's much-more-generous spending for poor relief. These costs are set by state and federal policy, and most of us think they should all be paid out of state and federal taxes. Urban poverty is now concentrated in the central cities, so Professor Netzer's research for the Brookings Institution states flatly that "Before the tax differential between cities and suburbs can be erased, the cost of poverty services will have to be taken off the back of the property tax."

Poverty and education are not local problems or local responsibilities in the same sense, or to anything like the same degree, that police and fire protection, water supply, garbage collection, sewage disposal, parks and playgrounds, local streets, off-street parking, suburban commutation and urban mass transportation are local problems and local responsibilities. Half the people on relief in almost every city and half the ward patients in the city hospitals came there from somewhere else; half the children in the city schools came from somewhere else and will grow up to work somewhere else.

The director of the Advisory Commission on Intergovernmental Relations stated it: "Because welfare and educational programs have lost their essentially local character and have acquired critical importance for the well-being of state and nation, they should no longer be left to the vicissitudes of local boundaries, the geographic distribution of taxable properties, the policy leanings of tax assessors, or even the political courage of local governing boards."

Poverty and education now account for more than 60 percent of all local government spending. They cost local government more than all the revenue now provided by the only revenue source reserved for local government—the property tax.

If these not-primarily-local poverty and education costs were all paid by the state and federal governments that call the tune for them, our local governments would have plenty of money of their own to cover all their own, strictly local costs and make all their own local services good without sending their mayors to the state capital or to Washington, hat in hand, to beg for subsidies.

The first rule of good management is to fix responsibility (including financial responsibility) where it belongs. Instead of asking the state and federal governments to subsidize strictly local costs like parks and sewage disposal, it might be much wiser to ask the state and federal governments to face up to their own primary responsibilities—the states on education, the national government for poverty. With some 60 percent of the property tax load thus removed, cities and counties could pick up the difference and meet their own clearly local responsibilities.

Shifting the basic cost of education to the states would not necessarily require giving the states any more control over local schools than they now exercise, and communities that want better schools than the statewide standard could still afford to supplement what the state was willing to spend.

Attitudes must be broader

Living close requires more, rather than less, willingness to cooperate, to share the cost instead of trying to get away with something for nothing at somebody else's expense (usually the taxpayer's). The implications are enormous. For instance:

Industries, utilities and apartments should not expect to hold down their own costs by pouring tons of soot and garbage ash into the air to fall on somebody else's property, for someone else to pay for cleaning up. (In New York, this cleaning bill is officially estimated at $500 million a year; almost as much *each year* as it would cost to put smoke control devices on all the city's garbage incinerators and factory and utility chimneys.)

Towns and factories should not expect to save money by pouring untreated sewage and waste into our streams for someone else to purify for eventual reuse elsewhere downstream.

Drivers should not expect to foul up traffic by parking free or cheaply at other taxpayers' expense, on land priced up to $100 a square foot. As long as motorists can park free, or almost free, on busy streets, how can we expect them to pay by the hour for off-street parking?

If the primary reason for cities is to minimize the handicaps of distance and maximize the advantages of easy access, it is almost unbelievably foolish to subsidize traffic congestion by letting parked cars cut four-lane roadways down to two.

Transit riders should not expect to ride long distances for a fraction of the cost, by getting the city to subsidize most of the fare.*
(But all of us recognize that as long as commuting to the cities by expressway gets a subsidy running as high as 10 cents a car-mile, mass transportation will also have to be subsidized. It is much cheaper to subsidize mass transportation than to subsidize driving to work at the present scale.)

Most notoriously, upper-income commuters should not expect the state or federal government to subsidize their flight to the suburbs by paying half the cost of their commutation.

Urban landowners should not be allowed to get rich by getting other taxpayers to pay the cost of all the public facilities without which their land would be good only for market gardening, and not much good at that.

We all sympathize with the cities' money problems; we all agree that the cities need money relief from state and federal governments.

But too many of our cities' money problems are of their own making. Cities would need less money help from above if they could screw up their courage to stop subsidizing obsolescence, blight and sprawl by undertaxing valuable underused land, and subsidizing water waste, traffic jams, air pollution and water pollution by far-below-cost user charges. We could get much better cities much sooner if our cities would just stop subsidizing their worst faults.

The purpose of cities is to maximize the citi-

*Panelist Gruen dissents. Says he: "Mass transit is such an essential city service that it should not just be cheap; it should be free, like the sewers. And this would save all the money now wasted collecting fares, which can run more than a quarter of the total cost of the transit system."

zens' freedom of choice, but that does not mean citizens should be free to do as they choose at somebody else's expense (specifically, that of other taxpayers). Most of us think the best way to let people decide for themselves what they want and what they don't want is to let the market govern their choice, by letting them pay for it.

People who choose to drive to work should be willing to pay what it costs to park their cars. People who choose to burn their garbage should be willing to pay for adequate smoke-control devices; industries which choose to dump industrial waste into our streams should be willing to pay the cost of first purifying their own waste; landowners who want a neighborhood park which would increase the value of their property should be willing to pay an annual assessment to buy the land. (This neighborhood assessment policy is one big reason why Minneapolis citizens enjoy the best neighborhood park system in America.)

Advice for satellite towns

Metropolitan New York will have more than 30 million population within a generation; metropolitan Los Angeles will reach 15 to 20 million.

Small cities can and should be centered around a single high-density hub, but big cities must inevitably be structured or restructured as close-in clusters of high density, radiating from a still-higher-density hub, for obvious and complementary reasons.

There is no reason why low-density land users such as one-floor factories or suburban shopping centers should pay for central-city space. These land users benefit by being near the urban center but need not be right *in* it, for they are largely self-contained, i.e., they do not need maximum access to supporting services, markets, diversified labor, etc. (Central-city colleges should adapt themselves to central-city land use in compact buildings like those around them.)

There is no reason why assembly-line workers, shopping center customers, etc., should travel all the way downtown 200 times a year. For them it is much more efficient and economical to relocate their destination closer to where they live.

Low-density land use in a maximum-density center defeats the whole purpose of the center. There is no reason why lawyers or admen, for example, should have to waste time crossing a ruralistic college campus to reach a client's office.

Each of tomorrow's clustered satellites should combine good high-density living at the center with good low-density living between satellites. Each should make multilevel, multipurpose use of its most central land. Each should have a quick and economical connection to downtown by highway and/or mass transit. Each should include as great a variety of shopping, services and amenities as its area can support (but obviously this local variety will seldom be anywhere near as great as the variety made possible in downtown, which has the whole metropolitan area to draw on and serve).

Recognizing the need of high-density cluster development close in, Paris is planning six new suburban centers, each with 250,000 to 400,000 population, with a strong regional government overall. This French scheme of high-density subcenters close in is almost the direct antithesis of the not-too-successful British attempt to grow low-density, garden city "new towns" far out beyond the green belt. It follows quite closely the precedent set in Sweden, where Stockholm has already built two close-in model satellites, Vallingby and Farsta, both within nine miles of the center. Now New York's Regional Plan proposes rationalizing the metropolitan sprawl around 12 suburban subcenters, each of which will soon have a million people living within a 10 mile radius.

Sometimes whole new towns like Baltimore's Columbia and Washington's Reston will be needed. More often, existing centers (like Newark, New Brunswick, New Rochelle, Yonkers, Jamaica and White Plains around New York) will have to provide the nucleus for tomorrow's clustering satellites, for the costs of starting a brand new town are staggering. People hesitate to move there until jobs and shops are ready; shops and jobs try to wait for people; and the developer of a medium-size town may well have to sink $60 million before he turns his first profit.

Brand new towns can profit by one great advantage: They can be coherently planned to offer

better living in tomorrow's world than older communities handicapped by having "just growed" to meet yesterday's needs.

But—to those who would sponsor new towns or new suburban centers, we offer these three bits of caution and criticism:

• Too many of today's new towns are too far out to give people easy access to the variety only the central city can provide. And each passing year makes it harder and costlier to assemble a big enough acreage close enough in.

• Too many (if not all) of today's new towns are planned just to siphon off what is best in the central city, leaving behind all the problems like poverty and segregation. The greater the success achieved in this escapist maneuver, the greater the danger that the new towns will destroy themselves, by destroying the central city on which they must all depend for many essential services and attractions.

• Too many of today's new centers are planned too small, and will soon be a mess. For example, the Northland Shopping Center on Detroit's city line was such an outstanding success that what was planned for a million square feet of stores is now 1.4 million, and around it has grown a whole new urban complex of high-density apartments, hotels, laboratories, restaurants and even Detroit's only legitimate summer theater—all requiring parking and sitting in a lake of parking five times as big as the building it surrounds. People living in the high-rise apartments can see the shopping center nearby, but they cannot get there on foot because they find it unbearable to walk through these vast parking areas and cross the multiline highways constructed to make the center accessible.

This development now sprawls over 450 acres. It could have been achieved with much greater convenience and economy on a hundred acres, if only the planners of Northland could have foreseen what a magnet their model shopping center would be and had had the means to implement that foresight.

As for new cities (as distinct from new *towns*), all of us think they are a fine idea, for there is a limit to how much population today's metropolitan areas can accommodate pleasantly, and how much industry they can accommodate efficiently. When, as and if a new city is built, we hope it will escape all the mistakes our older cities have made. But the hard fact is that no new community big enough to be called a city is being built and only one is being planned; and Bill Levitt, who ought to know, says it will require at least a billion dollars to finance the development of a new city of 100,000 population.

No quick cures for congestion

Big old cities like New York, Philadelphia, Boston and Chicago, tightly structured by railroads and mass transit, find it hard and perhaps impossible to adjust to the street parking needs of the automobile. Whether New York elects to spend another $21,000 per car for new approaches to bring more cars into lower Manhattan, there is no room on the streets for more cars, and no parking space off the streets for them, and the more people who come in by car, the more people who decide just to stay out to avoid the congestion.

Conversely, new cities, loosely structured by the automobile, will find it hard and perhaps impossible to adjust to reliance on mass transit, which is efficient only if many thousands of people want to get to a reasonably small number of destinations from a reasonably small number of points of origin. Los Angeles shelved its mass-transit plans when a traffic survey showed 230 points of destination, some of them spread over a three-mile diameter and few of them important enough to justify track-bound transportation to reach them.

In Washington, Gruen's transit survey for the National Capital Planning Commission projected a need of first restructuring the District around a dozen new urban subcenters at the major stations of the proposed transit system, each incorporating a bus terminal and a big parking garage to make the station an easy point of interchange from other means of transportation, and each providing the incentive for a 150-acre high-density development incorporating housing, retailing, cultural entertainment and employment facilities.

Meanwhile, the Bay area around San Francisco is going ahead regardless, with an $800 million,

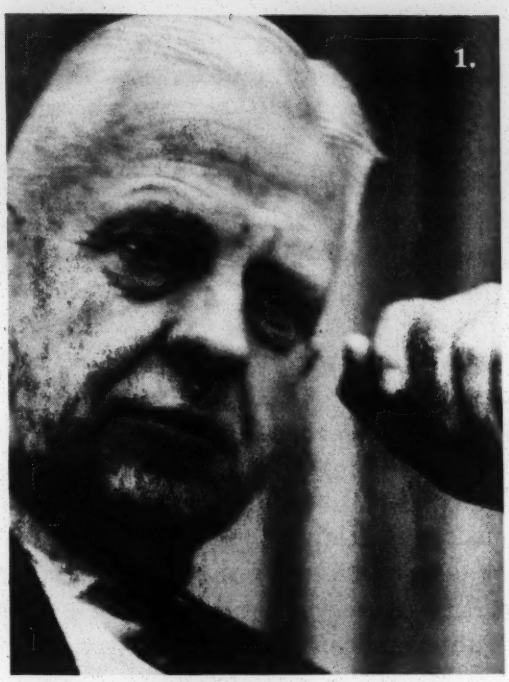
75-mile mass transit project that could have some startling results. For one thing, it will give landowners around the 30 stations a windfall profit of more than $800 million, i.e., an unearned increment that could (but won't) be recaptured to pay off the entire cost of the system. (Most of the cost of the Erie Canal 140 years ago was paid off by a special tax on the lands whose value it multiplied.)

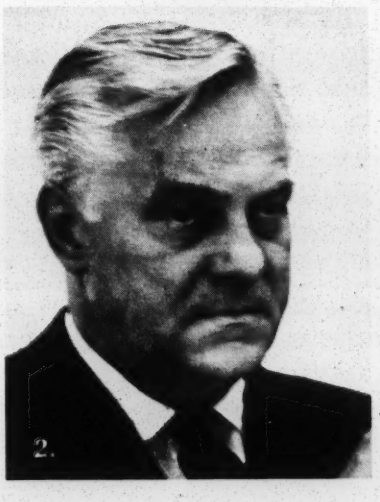
BART will also start a building boom around each station that could, for example, rebuild San Francisco's Market Street 30 stories high, with something like an eight-square-block platform providing direct access to 2 million square feet of office space and shopping. (Nothing so coherent will happen, because no one is planning for it.)

Some kind of subcentered restructuring will probably be necessary anyhow to make big cities livable as they redouble their population, but it is foolish to think mass transit can replace the private car (especially on the periphery), or that any single means of transportation can meet all the needs of tomorrow's big cities. The Bay area transit system is not expected to absorb more than 10 percent of the trips now taken by auto. Says economist Wheaton: "People accustomed to the convenience of driving direct to their destination will take a lot of persuading before they will walk to a bus, bus to rail transit, ride to their station, and then bus and finally walk again to where they want to get." But others cite examples in New York, Chicago and Philadelphia where better mass transportation has brought thousands of commuters back to the rails.

Moving jobs to the outskirts is no cure-all for highway congestion in commuter hours, for there is no use expecting people to make nearness to their jobs the No. 1 consideration in choosing where to live. In New York thousands of commuters from Westchester ride the subway from Grand Central to Wall Street, passing on their way thousands of commuters from Staten Island and Brooklyn who work near Grand Central. In Los Angeles, thousands from the valley jam the freeways on their way to work in Orange County and vice versa. Almost everywhere, morning and evening rush hours find some freeways traffic-jammed in both directions.

The bigger the city, the bigger the cost of put-





1. HOLMES: Suburbanites don't want the same things as city dwellers.

2. URBAHN: Central city parking lots should be underground.

3. SNIBBE: FHA incentives made it possible to destroy Long Island.

ting primary reliance on automobiles to handle the commuter rush. A three-lane expressway, costing up to $95 million a mile, can carry no more workers to their jobs in an hour than a single seven-car train, and New York's estimate of $21,000 for the capital cost for bringing in one more commuter car is exceeded by Washington's $23,000. Neither figure includes any money for adding more parking facilities, though each added mile of expressways requires seven times as much space to park the cars it brings in. Already parking lots and local streets give over to the automobile 54 percent of the downtown area in Atlanta, 50 percent in Los Angeles, 40 percent in Boston, 44 percent in Denver.

Sooner or later—and we hope sooner—most big cities will have to work out their own new balanced solution to their traffic and transportation problems. This solution will almost certainly involve some return to much more use of man's original means of locomotion: walking. It will also involve much more reliance on high-speed vertical transportation, and wide acceptance of moving sidewalks and the revolutionary new low-cost systems for automated mass transit that are already well past the design stage. It will also reflect some equally revolutionary but still visionary changes in cars and trucks.

In many cities, traffic and transportation will probably entail keeping cars off some of the busiest streets and reserving them for pedestrians, as in Gruen's very successful reshaping of downtown Fresno, California.

One part of the realty tax is the tax on improvements. The other is the tax on the unimproved value of the land on which the improvement stands. It would be hard to imagine two taxes whose impacts on urban development are more different.

Tax policy cries for revision

Heavy taxes on improvements are bound to discourage, delay or even deter owners from making improvements; the bigger the improvement tax, the smaller the owner's incentive to spend good money to improve his property, instead of investing the money somewhere else or putting it to some other use.

Contrariwise, heavy taxes on unimproved land values (more correctly, site values, or perhaps still more correctly, *location* values) tend to encourage, speed or sometimes even compel improvements. The bigger the land tax, the bigger the leverage on owners of underused property to do something to increase its earning power—or sell it to someone who will.

Heavy taxes on improvements are bound to lower the supply and raise the cost and rent for improvements, but land taxes heavy enough to bring more land on the market are bound to lower the price of land.

The dualism of property was recognized by the classical economists, and few students now question the conclusion reached long ago by Turgot and Adam Smith that taxes on unimproved land values cannot be passed on (except under rent control, which survives only in New York State), so it is nonsense to suggest that heavier taxes on the land under slum properties would make the poor people who live in slum buildings pay more rent.

Almost all of us agree with the conclusion reached by Dr. Netzer's research for the Brookings Institution that "the present property tax tends to discourage investment in new construction and rehabilitation. A change to the site-value tax will encourage building and rehabilitation. . . . Heavy taxation of land values would increase substantially the holding costs of land, and thus encourage more intensive utilization." More than two-thirds of today's property tax now falls on the improvement, less than one-third on the land. So shifting the whole weight of a 3 percent-of-true-value property level to the site would require a 10 percent rate on the land to produce the same revenue.

Nothing less than a 10 percent rate would be adequate to make the owners of underused land release it when it is needed for more intensive use, instead of holding it off the market waiting for higher and higher prices. And with the federal government absorbing more than half the local levy as a tax deduction, and the present euphoric expectation that land prices will continue to soar 15 percent a year compounded, many believe that

the land-tax rate would have to be even higher than 10 percent to be effective.

If we want private enterprise to make its maximum contribution to rebuilding our cities bigger and better, it is foolish to penalize and discourage that contribution by overtaxing improvements. As all bankers can figure, but too few tax men seem to realize, a 3 percent-of-true-value tax on improvements actually costs improvers almost as much as a 50 percent sales tax paid off on the installment plan over 60 years at 5 percent interest. And it should be obvious to everybody that, in an economy where every business decision must first be checked against its tax consequences, the equivalent of a 50 percent sales tax can be a mighty powerful and effective deterrent.

An improvement tax like Boston's 6.1 percent-of-true-value is the installment plan equivalent of a 10 percent sales tax, and such a levy can make improvements so unprofitable that even prime building sites will have a negative value (i.e., be worth less than nothing). So the only way Boston could induce Prudential Insurance to pay $3.7 million for 28 prime Back Bay acres for Prudential Center was to cut the maximum tax on new buildings to about half the tax on existing structures—a concession worth much more than $3.7 million to Prudential. No other industry's products—except liquor and tobacco—are taxed as heavily as the building industry's product.

If we want to get rid of slums, it is foolish to subsidize them by assessing and taxing slum properties only half or a third as heavily as good housing with the same market value (i.e., by tying the land assessment to the building assessment and assessing the land as almost worthless because the building on it is almost worthless, instead of assessing the land high because the location could be valuable if put to a better use). In the words of New York City's 1961 adviser on housing and urban renewal: "No amount of code enforcement or tenement rehabilitation can keep pace with slum formation unless and until the profit is taken out of slums by taxation." Almost all of us agree with the Joint Economic Committee of Congress, which found that "state and local governments have failed to make maximum use of the enormous potential inherent in the property tax for either the prevention or the cure of poor housing and other blight conditions. In fact, since today's property tax is based mostly on the value of the improvements, those who permit their property to deteriorate, reducing area property values, are rewarded with lower property taxes. Landlords who enhance the value of their property have their assessments raised."

If we want to speed up the replacement of obsolete buildings such as now pre-empt most of the land in and around most central business districts, it is foolish to keep them standing and profitable by taxing not only the aging buildings but also the land under them, less and less as the buildings get older and more and more rundown. Tract-by-tract research conducted by the Urban Land Institute, with the cooperation of the Milwaukee tax commissioner, showed that it would be profitable for private enterprise, *without any subsidy,* to tear down and replace practically all the obsolete buildings downtown if the property tax were all on the valuable land they cover, so the tax burden on the replacement would not be many times heavier than the tax burden on the relic. Says Professor Gaffney, who conducted the research: "Today's property-tax practice is slowing down the replacement of obsolete structures by 20 to 30 years."

One very big reason so many cities are in trouble downtown is that they "growed" like Topsy without, at the same time, cleaning out the decay of age at the center.

The horses and carriages of our grandfather's day are gone with the wind, along with the cobblestone streets, trolley cars, steam trains and coal stoves, but most of the buildings our grandfathers knew are still standing today. Nearly a third of all the people of Manhattan still live in railroad flats that were banned before 1900, and these slums are so underassessed and undertaxed that it has cost an average of $486,000 an acre to buy them up for demolition!

Too often, renewal has come too late. Too many cities have let old buildings stand so long that their neighborhood has died around them. St. Louis is not the only city whose core is ringed with rubble because it waited too long for the bulldozer to force a renewal that should have

gone on year by year and piece by piece while the area was still alive.

If we want to minimize suburban sprawl and stop blighting the countryside with premature subdivision, it is foolish to assess and tax pressure to release their land at a reasonable price when it is needed for orderly urban growth. Too many assessors seem to confuse the property tax with the income tax; they assess valuable land far below its asking price as long as it is producing no income. On Long Island, idle land priced at $20,000 an acre is commonly assessed as low as $500 an acre.

If we want to lessen the cost of slum clearance, it is almost unbelievably foolish to inflate the price of land needed for urban renewal by undertaxation. Once again, consider how New York has had to pay an average of $486,000 an acre for the slum properties condemned and demolished for public housing. One reason for these high prices is the low tax these properties had been paying. At land costs like that, how can anyone expect private enterprise to provide good housing for low- or even middle-class families without enormous subsidies?

If we want to check the land-price inflation that threatens to price good new homes out of the market, it is foolish to subsidize that inflation by assessing and taxing land lightly, and then penalize the homebuyer who has just paid too much for his land, by taxing him too much on his house. Since 1954, while all other homebuilding costs have been held steady or actually lowered, land costs have been soaring 15 percent a year compounded, and before the 1966 tight-money crisis, a three-to-one majority of homebuilders voted this their most urgent problem.

Likewise, if we want to make low-density living possible closer to downtown, it is foolish to subsidize the waste of central-city land by undertaxation. The Urban Land Institute research referred to before showed that full utilization of the land within three or four miles of the center of Milwaukee would satisfy most of the demand that is now proliferating sprawl, thereby making land available for low density less than half as far out as now.

If we want to hold down the cost of municipal services, it is foolish to undertax underused urban land and so encourage sprawl right inside the city limits, for almost all these costs—water supply, sewage disposal, garbage collection, streets, fire protection, police protection, as well as gas, electricity, telephone connections and other utilities —are multiplied by distance.

In brief, there is hardly an urban problem today that is not aggravated by today's practice of undertaxing land and overtaxing improvements.

State governments must take much of the blame for the undertaxation of land and the overtaxation of improvements, for most states presently compel cities to apply the same tax rate to land as to improvements, and most states condone the practice of assessing land half as heavily as improvements.

States deserve much of blame

The states must take full responsibility for the shocking proliferation of suburban tax shelters, where the tax rate is sometimes only one-tenth as high as the city rate because the suburbs can get away with bringing in industry while keeping out industrial workers with children to educate.

Local assessment inequalities are made worse by state-sponsored exemptions. These include the limit of a few hundred dollars which some states impose on the assessment of any land that is farmed (even when it may be held for development at many thousands of dollars per acre), and the homestead, veterans' and senior citizens' exemptions, by which some state governments have sought to subsidize favored voters at the expense of local tax revenues. The limit on homestead exemptions is usually set at or below $5,000 of assessed value, but where assessments run to only 25 percent of market value, this means that a home worth $20,000 may be completely tax-exempt.

Federal tax policies (or practices) likewise make urban problems worse:

- Speculative land profits are taxed not more than half as heavily as ordinary income, *provided* the landowner does nothing to improve his property for sale (i.e., provided he does nothing to earn his profit).

• The 25 percent capital-gains tax makes land assembly for large-scale development difficult, for a locked-in owner can often mortgage his property for almost as much as he could realize on a sale after deducting the gains tax.

• Letting each new owner depreciate the same building all over again is one more serious deterrent to replacement. The older and more decrepit the building, the shorter its life expectancy for tax purposes, and the bigger the depreciation the new owner can take.

• Shoddy construction is encouraged by the accelerated depreciation-allowance which makes it advantageous for the builder to sell out within seven years.

• Neighborhood assessments are denied the income tax deductibility enjoyed by local taxes. This is just about the most serious deterrent to neighborhood financing of neighborhood improvements.

• Federal corporation and income taxes dilute the impact of the property tax by letting corporations deduct 52 percent of the local levy from their federal tax bill, and letting individuals deduct up to 80 percent. (On the good side, it should be recorded that this helps make the tax on improvements tolerable by cutting its impact in half.)

But on the bad side, it should also be recorded that it helps inflate the price of land, by absorbing more than half the tax cost of holding idle land off the market.

With the federal government absorbing 50 percent of the local land tax, and assessors assessing idle land at not more than 20 percent instead of the theoretical 100 percent, the effective yearly tax cost of holding a $100,000 tract off the market is not the $3,000 it is supposed to be but a quite negligible $300.

Good living in the city should be inexpensive, because there are so many people to share the cost of the multiplicity of community services, amenities and attractions that the city offers.

Actually city living is more expensive than country living, and one big reason is that we let landowners capitalize all the economics of urban cost-sharing for their private profit. The greater the saving achieved, the more the landowner can add to his ground rent. Of this, the simplest example is cited by Winston Churchill: When London abolished the penny toll which workers had to pay for crossing the Thames to reach their jobs, rents on the workers' tenements were promptly raised a shilling (12 pence) a week.

By definition, the unimproved value of urban and suburban land derives, not from anything any past or present owner has done to improve it but from an enormous investment of other people's money to create the community around or near it. Some of this investment is made by private enterprise; some is made by those who support hospitals, museums, colleges, etc.; much of it is made by government.

No matter who makes the investment, the landowner cashes in on it. When New York extended the subway beyond Spuyten Duyvil, land prices in Riverdale zoomed upward. When taxpayers spent $350 million to bridge the Narrows to Staten Island, landowners there got a much-bigger-than-$350-million windfall. Spending $800 million taxpayer dollars for Bay area rapid transit will almost certainly enrich landowners around its stations by at least an equal amount.

For a smaller-scale example, consider the prediction by the New York Regional Planning Association that taxpayers will have to invest $16,850 in highways, schools, water, sewers, etc. for each family added to the metropolitan population. Change that "per family" to read "per lot" and it becomes clear that *other* taxpayers will have to invest $16,850 in community facilities to enable a landowner to sell his suburban lot for $8,000.

What all this adds up to is that citizens and suburbanites must pay twice over for all their community facilities. First they pay for them on their tax bills, their charitable donations or their business investments. Then they pay for them all over again, in higher ground rents to landowners who have been allowed to capitalize all this investment of other people's money into the price of their land.

Under today's tax and assessment policies, the owners of idle and underused urban and suburban land make only a minimum contribution to the huge community investment needed to make their land reachable, livable and richly salable.

The less they do to improve their property and the longer they keep it idle or underused, the less they are taxed to help pay for the community facilities needed to multiply its value. Said Winston Churchill: "The landowner's profit is often in direct proportion to the disservice he does the community by holding his land off the market until other people's investment has multiplied its price."

Many municipal costs are multiplied by distance, and correspondingly reduced by reducing distance. Consider, for example, water distribution. If demand for water doubles in a fixed area, all we need is to expand pipe diameters. But if demand doubles by doubling the service area, we must double our pipe mileage; increase the cross-section of our old system at its base to transmit the extra load to the new extension; increase pressure at the load center to maintain pressure at the fringes; and increase the allowance for peaking.

Or consider the far more urgent problem of streets and highways, which now cost local taxpayers more than any other item except schools. The greater the sprawl, the more miles of streets needed to get from A to B, and the more cars that will have to travel more miles along those streets. Fewer people can get where they want to go on foot, and fewer can get to and from where they want to be by mass transit. Residential sprawl does not take cars out of the traffic centers; on the contrary, it brings in more. Sprawl is not a flight from traffic congestion but its principal cause.

Multipurpose high density can even out the peaks and valleys of demand and utilize municipal services seven days a week around the clock; conversely, specialized areas waste these costly services most of the time. For example, New York's Lincoln Center for the Performing Arts comes to life only from 8 p.m. to midnight and during matinees; New York's Wall Street area is alive only from 9 a.m. to 6 p.m. five days a week. The rest of the time it is so dead that the girl arrested for posing nude on the Sabbath on the steps of J. P. Morgan was acquitted because there was no one within blocks whose morals could be corrupted!

With high-density stratification, private enterprise seeking tenants and customers can be expected to absorb many costs that are otherwise borne by the taxpayers. For example, private enterprise pays *all* the costs of transportation and utility services above the street level (a cost that runs close to a third of the first cost of high-rise construction); and private enterprise is beginning to find it profitable to offer built-in amenities and recreation (swimming pools, etc.) that might otherwise have to be provided by additional facilities in public parks.

High-density stratification often permits major savings through round-the-clock use of facilities. For example, Chicago's Marina City owes much of its $200,000-a-year garage revenue to triple use of part of its parking space for apartment tenants by night, for business tenants by day, for bowling alley and theater patrons in the evening.

The renaissance that saved Pittsburgh started when its business and political leaders decided their city was worth saving and took on the job of saving it. The first thing they did was tackle a local problem no one else could correct for them —the air pollution that had made Pittsburgh almost synonymous with smoke.

The same kind of civic leadership made Fresno the model of what small cities can do to revitalize their downtown—a model which is bringing visitors from all over the world to study, praise and imitate. The same kind of civic leadership inspired (but alas could not execute) the plan for saving downtown Fort Worth, and the same kind of civic leadership explains the award-winning project for clearing the oil derricks out of downtown Oklahoma City to create the most beautiful, the most practical and the most fun downtown in mid-America.

Some of our cities' problems may be too big for the cities to meet without outside help (most specifically, the problem of poverty, which is a national rather than a city problem); but most of our cities' problems are too small and too local for any outsider to take on. Consider, for example, the first six things the slum dwellers in Pittsburgh's notorious Hill District asked the Redevelopment Agency to get done for them. They requested that the city:

- collect our garbage

MADDEN: Some manufacturing can move to the suburbs; some kinds can't.

CONKLIN: We need a performance specification for the urban environment.

- repair our streets
- put in more street lights
- tear down 357 vacant and boarded-up buildings as a neighborhood nuisance
- provide safe playgrounds for our children (perhaps on the boarded-up building sites)
- give us a voice in determining what is to be done with our own neighborhood instead of having all the decisions made for us by somebody else—perhaps somebody in Washington.

Only the city itself can clean the streets. Only the city can stop the multimillion-dollar waste of free-for-all air pollution (much of it from the city's own chimneys). Only the city can stop the multimillion-dollar waste of make-work and conflicting building codes—a waste that adds at least 10 percent to the cost of building and rebuilding. Only the city can ease downtown street congestion by coordinating traffic lights, designating one-way streets, requiring all street and under-street repairs to be done at night, banning on-street parking and otherwise discouraging the downtown use of private cars. Only the city can lower the foolish minimum ceiling height for parking garages to cut their cost and maximize their car capacity per cubic foot. Only the city can make streets and parks safe at night. Only the city can end the scandalous and underassessment and undertaxation of slums and other ill-used and underused land.

There are hundreds of other small things our cities could and should be doing to help themselves without waiting for outside help—small things whose cost could be proportionately small, but whose cumulative value could be very big indeed.

Better recreation in the city

Everybody talks about the need for open space, but most of the talk is about special tax concessions to help farmers keep on farming on close-in land that has become too expensive for farming, or to help golfers keep on golfing on close-in land that has become too expensive for private links.

Some of us think farms and private golf links belong a few miles farther out, where thousands of people won't have to drive added miles past their "no trespassing" signs on their way to work.

All of us support the movement for wildlife preserves, state parks, national seashores, etc., but all of us wish there could be more talk, more

action, and more private and public spending for the kind of *close-in* urban open space without which only the rich can enjoy the good life in our cities.

The open space our cities need most of not just something green and shady to look at. The open space our cities need most is open space people can use and have fun in, and its use-value will depend on how many people can use it how much, how often, how safely and how near home.

Every neighborhood needs its own neighborhood park and playgrounds. The denser the neighborhood's population, the greater its need for nearby outdoor recreation; and the poorer the neighborhood, the more urgent this need is apt to grow. A dozen small parks close to home can often be more important than one big park too far away.

Neighborhood parks must always be tailored to neighborhood needs. One that would be fine in a high-class residential area might be no good at all in the slum. Good neighborhood parks need not be expensive to equip or maintain; imagination and clear thinking about what kind of park facilities the neighborhood needs can sometimes make a small budget go a long way toward both first cost and maintenance cost. New York is budgeting only $37,500 apiece for 200 small new parks in crowded areas, most of them on tax-defaulted lots the city already owns.

Neighborhood parks are beneficial in other ways than merely providing recreational space close at hand. They are also good indeed for neighborhood property values, so property owners petitioned for one and volunteered to finance its first cost by a special neighborhood assessment at so much per front-foot. (This plan may need some subsidy in the poorest sections.)

But neighborhood parks and playgrounds can meet only part of the urban need for outdoor recreation. There are many activities and enjoyments for which only the bigger central parks can provide the needed space and draw the crowds needed to support them. For example, only a big central park can support frequent outdoor concerts or a zoo or a large skating rink or space enough for riding and hiking, etc.

For city children, safe outdoor space to play in is almost as important as good schools to learn in, but most cities spend 50 times as much for schools as for parks and playgrounds. New York, for example, allocates only seven-tenths of 1 percent of its budget to parks and recreation.

As for city adults, those who can afford it show how much they want open space and open space recreation by moving to the suburbs or by jamming the expressways for their weekend exodus; either way, they spend far more money to get to open space and open space recreation than it would cost to provide good open space and open space recreation close at hand right inside the city—private open space for those who can afford to be exclusive, public open space and recreation for everybody. In a recent survey in Milwaukee, most people put better recreation facilities in that city's fine park system first on their list of desired civic improvements.

We all agree with the director of the Institute of Public Administration that "Instead of spending millions of tax dollars for highways to help people escape from the city to find outdoor recreation, we should pay more attention to providing recreational facilities inside the city." In San Francisco, enormous numbers of suburbanites drive *into* the city to enjoy the city's parks and beaches; some say that as many suburbanites drive in as citizens drive out for recreation. More cities should study and follow San Francisco's lead.

New York could serve as a good example of what needs to be done (and has recently begun doing something about it). New York has more waterfront than any other city in the world—540 miles, much of it city-owned, with 35 miles of beaches—but the city pours in nearly half the untreated sewage that makes almost all its waters unsafe for swimming and even kills off most of the fish. New York has 37,750 acres of park land, most of it underdeveloped and way out where few people can enjoy it. Says the former park commissioner: "Most of the people of New York have to get their recreation on vacant lots that are stinking with garbage and littered with old cars and mattresses. The ball fields our kids have to play in are ridiculous and disgraceful."

Until last year, New York has wasted most of

its billion-dollar-plus investment in Central Park; says the former president of the AIA: "Central Park has been a big wasteful space that people couldn't use, a beautiful dead spot in the daytime and a dangerous place at night." New Yorkers still get less use and fun out of Central Park's 846 acres than the Danes get out of 22 acres in Copenhagen's Tivoli Gardens, among whose trees and flowers are six big restaurants, an open-air theater, a dance hall, two bandstands providing almost continuous afternoon and evening music, a lake and an amusement park complete with miniature railroad, etc.

In Russia the government builds all the new apartments around big hollow courts that provide safe play space for the tenant's children (as well as nursery schools and shared baby-sitting and day-care facilities). In America it is hard to find examples where the open space around new high-rise apartments is widely used.

Sooner or later, as urban population swells, the logistics of moving millions of people out of the city for weekend outdoor enjoyment will become intolerably costly. It is high time to start giving much more thought and spending much more money to make our cities good places for outdoor as well as indoor living, instead of devoting so much thought and money to getting out of them.

We need to develop a whole new urban package that will give people with children what they need inside the city, instead of making parents who can afford to go move out. And we need to give much more thought to making city life pleasant and rewarding for the poor, who are now pouring into our cities, not so much because they want to but because they have no other place to go for jobs.

The ghetto: a national problem

Racial segregation is not a local problem; it is a national problem. In origin it is not an urban problem, but it has been dumped on our cities to solve, with nearly 95 percent of all Negroes outside the South urbanized. It is now many cities' No. 1 problem, and one city governments cannot cure without many kinds of help, including all-out cooperation from state and national governments. It is a problem nobody can solve until millions of people, both white and nonwhite, understand it better and pitch in to play their own large or small part in the solution.

And unless somebody solves it, many great cities like Washington, Philadelphia, Detroit, Baltimore and Chicago may find themselves deserted by the white middle-class and abandoned (except for small enclaves of luxury housing for the rich) to the nonwhite poor, trapped in the slums by their poverty, and the nonwhite middle-class, trapped on the border of the slums by segregation and the lily-white suburbs' refusal to let them in. Already Washington has become 63 percent nonwhite, Detroit 39 percent, St. Louis 37 percent, Philadelphia 30 percent, Chicago 30 percent. Between 1950 and 1960, as everyone knows, Washington offset a growth of 181,000 Negroes with a loss of 226,000 whites; Chicago, a growth of 321,000 Negroes with a loss of 399,000 whites; New York, a growth of some 700,000 Negroes and Puerto Ricans with a loss of some 800,000 other whites.

Racial segregation is not a single problem but the sum of many different ones—a different community problem for almost every city and neighborhood, a different personal problem for every segregated nonwhite. Different as all these are, they are all parts of two basic problems—one almost new and seething with new bitterness, the other old and deep rooted in old prejudices.

One problem is the plight of the 5 million-odd urban nonwhites who are almost desperately poor—the plight of the 45 percent of all Negroes the 1960 census found living in "deteriorating" or "delapidated" housing.

The other problem is the frustration of the other 5 million-odd nonwhites who are no longer poor—5 million-odd urban nonwhites who, against great handicaps, have earned their way up to family incomes over $6,000 (up from 4.74 million indicated by census in 1963). These million nonwhites have adjusted their lives to middle-class aspirations but still find themselves denied middle-class acceptance and status.

These two very different problems call for equally different housing solutions, money solutions, opportunity solutions, timing solutions—

and nothing but more confusion can result from confusing the two.

It is just plain nonsense to think all nonwhites are alike and to act as though their problems could be solved in the same way. The fact is that there are more differences among nonwhites than among whites because on top of all their other differences is superimposed a wide range of difference in how many white ancestors they have and what social, educational and financial advantages this white blood may have given their grandfathers. Caste lines among nonwhites are at least as strong as among whites, not just in lands like Haiti and Jamaica whose population is nearly 100 percent nonwhite but in this country too.

College-educated nonwhites (and there are more Negroes in US colleges today than white men in English universities) have the same aspirations as college-educated whites, and have good reasons for feeling they should be accepted for what they are, instead of being rejected for what their great-grandfathers were. Middle-class nonwhites (and nonwhites have to work a lot harder to achieve middle-class incomes and values) have the same aspirations as middle-class whites, only more so. After long years of frustration they are more eager for status; market surveys show that they spend more of their incomes to be nicely dressed, spend more for "personal care," buy more expensive shoes, spend more for their home entertainment equipment. They limit their families to fewer children, work harder on their lawns and planting, and seem to have made good neighbors in every tract where they are accepted, from Levittown on the East Coast to Eichler on the West.

These people do not need special relief or special subsidies. They do not need special schools for their children, for their children have little trouble keeping up with white classmates. What they need now is recognition of their past achievements, freer access to better-paying jobs (Negro incomes still average 47 percent lower than white), a wider door to escape their present segregation on the edges of the nonwhite slums, and a better chance for further progress toward assimilation into the rest of our social and economic life.

These nonwhites moving up have little in common with the poor nonwhites sunk in the slums except their color and their common resentment of segregation. They have so little in common that when New York tried to speed desegregation by moving poor Negroes out of Harlem's slums into new public housing in middle-class areas, the middle-class Negro owners of nearby homes protested as angrily as their white neighbors.

Most of the Negroes now crowded into urban slums are newly arrived fugitives from the farm mechanization that wiped out a million field hands' jobs in the South, and sent them fleeing to the cities to seek jobs for which they had neither skills nor training. On top of this came a mass migration of 700,000 penniless Puerto Ricans, mostly to New York, and a mass migration of Mexican peons that made Los Angeles the world's sixth largest Spanish-speaking city. For this huge and sudden influx, the cities—north, south, east and west—were completely unprepared, without jobs, housing or schools ready to receive them.

The newcomers were equally unprepared for urban living. Old established urban Negroes wel-

SIMONS: Cities, suburbs must provide better opportunities for leisure.
HEALY: The city is still the generator of our national wealth.
NAFTALIN: Ease of communication is first essential of urbanism.

comed the Negro newcomers with little enthusiasm, and the Spanish-speaking newcomers with even less. Poor whites greeted them with open bitterness and hostility, for they threatened their low-pay unskilled-labor employment just at a time when automation was eliminating millions of cheap-labor jobs.

Poor nonwhites need much better housing, but the sad fact is that as long as there are 6 million fewer decent homes in the urban housing inventory than there are urban families in need of homes, it is inevitable that 6 million urban families will have to live crowded into substandard units. Most of these 6 million victims of the urban housing shortage are bound to be the poor, and a disproportionate number of the very poor are nonwhite.

So we agree with HUD Secretary Weaver that the best answer to the nonwhite slum problem and the housing segregation problem is to build enough good housing so there will be a good home available for everyone. Some of this new housing will have to include building new low-rent units, but most of the low-rent need could be met better by trickle-down work, just as the auto needs of low-income families are better met by second-hand cars than by cheap new models. With today's land costs, today's building-trades wages and today's code and labor restrictions, private enterprise cannot hope to build good enough new homes cheaply enough for poor people to buy or rent without big subsidies. Two of the wisest contributions government could make to better housing for the poor would be to help finance the purchase and resale of sound used dwellings, and to help finance low-cost modernization.

But more good enough housing is only a small part of the answer.

Poor nonwhites need freedom to move out of their racial ghettos and live closer to available jobs—but when all restrictions are ended, most nonwhites still will prefer living with their own people, just as almost every other ethnic group has tended to stick together for a generation or more; often for three generations.

Poor nonwhites need better schools and better education, but bussing white children to nonwhite-neighborhood schools cannot be a good enough answer, when it means holding white children back because poor nonwhite parents cannot give their children the advantages needed to start even and stay even. School buildings in nonwhite-neighborhoods are notoriously inferior, partly because they are old buildings in old neighborhoods; teaching in nonwhite-neighborhoods averages below the white-neighborhood level, mostly because the teacher's work is harder and the pay no more.

But in all fairness it should also be realized that New York, for example, spends as much per pupil (well over $1,000) to educate nonwhite children in the public schools of Harlem as the tuition charged by the city's most exclusive private schools—quite a bit more money than most lily-white suburbs pay to educate their own. Furthermore, in Philadelphia and elsewhere the drive for school desegregation is tending to turn segregation upside down, with more and more white children taken out of public school, and more and more desegregated public schools getting to be almost 100 percent Negro. How will this affect the willingness of the white population, which car-

ries some 95 percent of the local tax load, to pay increased taxes for better schools that few of their own white children will be attending?

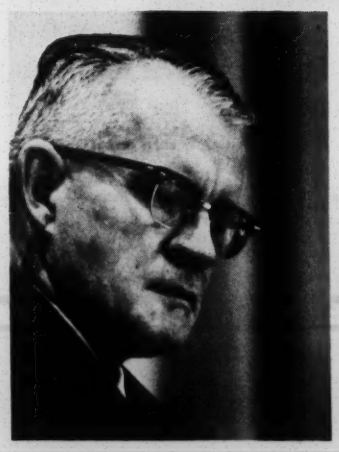
Nonwhites need more human contact with the rest of the community. The primary cause for the trouble in Watts was *not* that the housing in Watts is so bad (it isn't; not so long ago Watts was a fairly good middle-class white neighborhood). It was not because the area is overcrowded (it isn't; the density in Watts is not much more than 20 per acre). The primary cause of the trouble in Watts is the fact that it had been allowed to become an island apart. Not enough people outside had any contact with their fellow citizens walled off inside Watts. So it took a riot that cost $40 million and 34 dead to make outsiders realize that Watts had no good hospital for 87,000 people, no modern schools for more than 30,000 children, no movie house, only one public swimming pool and almost no public transportation to let people get to the kind of jobs they could hold. No wonder 30 percent of all the job seekers in Watts are unemployed; no wonder its residents felt forgotten, bitter and almost hopeless.

But most of all, poor nonwhites desperately need more money, more jobs and more job opportunities, particularly more jobs for male heads of families and for young people, both boys and girls. Everybody knows that unemployment among nonwhites is more than twice as heavy as among whites, averaging out to 8.2 percent, but too few people seem to understand the peculiar pattern hidden behind the 8.2 percent average—a pattern which helps explain the bitterness of Negro youth, and also accentuates the matriachal character of Negro home life which, in turn, accentuates the school problem of poor Negro children. An unemployment rate of 8.2 percent is bad enough, but what the "average" conceals is a jobless rate that often exceeds 30 percent among some of the nonwhites most in need of jobs.

Unemployment among college-educated Negroes is actually much less than among college-educated whites, because so many companies are making a special effort to find qualified nonwhites to hire. Unemployment among middle-class Negroes has to be small almost by definition (otherwise they could not enjoy middle-class incomes); unemployment among adult Negroes with less than a grade school education is also low, probably because they seem willing to take menial jobs that nobody else wants. And one-third more Negro women than white have jobs outside the home—despite a 34 percent unemployment rate among teen-age Negro girls (three times the unemployment rate among teen-age white girls).

In other words: Negro unemployment is concentrated among Negro men who were high school dropouts, and is heaviest of all among young Negro men, who are most likely to have young children. In big city slums, their unemployment rate often runs higher than 30 percent.

A tragic consequence of this unemployment pattern is that the No. 1 breadwinner in too many slum-trapped nonwhite families is a working mother, and in some 40 percent of these poor families there is no man at all because the working is either deserted or unwed (in Harlem 43.4 per-



PEASE: We should pay more attention to what city people say they want.
FITCH: Market pricing principle should be applied to city services—including parking.

cent of the children are illegitimate). So there is no one at home all day to care for and bring up the children. Of all Negro children, 36 percent live in broken homes; in the slums this percentage is much higher.

What all this adds up to is that the hard-core problem of nonwhite segregation is very largely a poverty problem, and it cannot be solved until employers, labor unions and the government (mostly federal) work out a good way to let nonwhites escape from poverty and male unemployment. Says Philadelphia's Joseph V. Baker: "A Negro does not need a college degree to put gasoline in an empty tank, or to turn a wrench as far as the threads have been cut, or to collect tickets on trains."

Desegregation, in the sense of living next door to white neighbors, is mostly for upper- and middle-class nonwhites. For the great mass of poor nonwhites, desegregation means mostly a chance to escape from poverty, slum housing and male unemployment, plus a chance for better education to help their children work their way up.

Things that only cities can do

No local government can solve all the problems of the nonwhite poor, but few of their problems are likely to be solved unless and until local governments take an active part in their solution. For example and specifically:

• Only local governments can deflate the bootleg price of slum housing by code enforcement and/or taxation. Dean Abrams' block-by-block research shows that in Philadelphia, vigorous code enforcement has so deflated central-city housing prices there that a large percentage of the 14,400 row houses now vacant can be bought (or put) in decent move-in condition for $4,000 cash or less. (Compare this with an average cost of $20,500 for new public housing, and $12,300 now budgeted by the Housing Authority to buy units and do them over completely, regardless of how much fixing up they really need.) If FHA or other special financing is made available, this $4,000 cost would make it possible for even relief clients, black or white, to buy or lease decent used homes. Pittsburgh, on the other hand, has been fearful

MAIER: A good city is where people can get together for the good life.
GAFFNEY: We subsidize sprawl by subsidizing horizontal transportation.

that strict code enforcement might leave the 10,000 families homeless, and in New York the mayor's special housing adviser declared in 1961 that "no amount of code enforcement can stop the spread of slums unless and until the profit is taken out of slums by taxation."

• Only local governments can locate some of their own employment centers where they will be easy for the nonwhite poor to reach.

• Only local governments can tear down the obsolete and decaying school buildings found in most nonwhite slums, and replace them with up-to-date plants less likely to encourage high school dropouts (the average nonwhite boy quits school after the ninth grade).

• Only the local government, with financial support from Washington, can provide the nursery schools and the day-care centers needed to keep the preschool slum children of broken homes and working mothers off the streets, giving them some of the care, attention and mental stimulation middle-class children get from their families, so these slum children will be ready to keep up with their classes when they reach school age. This kind of need is already met by the state in Russia (another case where most mothers work outside the home) by including day-care centers, playgrounds, nursery schools and primary schools in the center of every new apartment block. In this respect it is high time for American cities to catch up with Russian ones. In New York, 80 percent of the

600,000 relief recipients whose support costs local, state and/or federal taxpayers $700,000 a year belong to no-male-breadwinner families.

• Only the local government can provide or encourage the kind of bus or jitney service poor nonwhites need to get from where they live to jobs they can hold.

• Local government can provide neighborhood centers to help slum owners who want to improve their property understand and take advantage of all the various state, federal and foundation grants and aids available to them.

• Local governments can pressure the state to stop forcing them to discourage and penalize improvements with increased assessments and taxes. (Personal interview surveys in Newark and elsewhere make it clear that fear of higher assessments is a prime reason why slum property owners won't spend money to maintain or improve their properties.)

• Finally, the job needs of the nonwhite poor will not soon be met until local government cooperates in attracting and encouraging not just high-wage industries but also the kind of lower-wage industries and services in which unskilled workers could expect to fiind steady jobs.

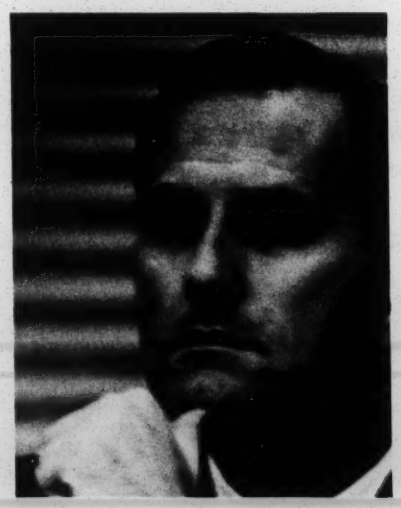
Racial segregation is the worst kind of segregation because it is so rigid, so hopeless and so humiliating; but we deplore all one-class neighborhoods big enough to segregate their people from the larger community.

Suburbia is the great segregator, segregating not only white from nonwhite but also the lower-middle-class from the middle-middle-class, and the middle-middle-class from the upper-middle-class and the wealthy. We think this is as bad for those who are segregated *in* as for those who are segregated *out*. For example, it makes it harder for those who are segregated *in* to employ the kind and variety of help they need, while at the same time making it harder for many of those who are segregated *out* to get the kind of service jobs they need and could fill.

Small enclaves of people with the same background and about the same income are perfectly natural and no problem at all; there is no reason why millionaires should live next door to relief clients, and no reason why relief clients should want to live between millionaires. But there are many good reasons why rich and poor, white and nonwhite should live close enough together to know how the other half lives, and to share the community of life and the openness of opportunity whose sharing is the first essential of urbanism. Big one-class or one-race neighborhoods frustrate ease of contact and ease of accesse; they deny variety, opportunity and the exchange of services; and the bigger the one-class or one-race ghetto, the more complete the frustration and denial.

Middle- and upper-income families pay in more ways than one for their flight from the city to one-class enclaves in the suburbs. They pay in travel time and all the extra hours they spend getting to and from the center. They pay in lost leisure, doing household chores they could otherwise find someone else to do. They pay in loss of variety and stimulation because they live too far from town. (Says the former AIA president: "One-class neighborhoods are just plain dull.") And they pay in higher prices and heavier state and federal taxes for supporting on relief millions of people who, in a better-integrated metropolitan society, might be self-supporting and helping to meet the labor shortage and up the gross national product in our full-employment economy.

It is more than a coincidence that the most underprivileged people in urban America must also be the most heavily subsidized (in Philadelphia, for example, 80 percent of the relief clients are nonwhite).



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Unfortunately, nobody has ever seen or experienced a city that comes anywhere near measuring up to today's potential. Nobody has ever seen or experienced a really good city—a city that takes full advantage of today's better technology, design and planning. □ Nobody has ever seen a city planned so almost everybody could walk to work in less time than it takes to get there now by car, train or subway. □ Nobody has even seen a city planned for all the convenience and economy of three dimensions instead of two. Nobody has ever seen a city where full utilization of the center at high density lets the people who prefer low density enjoy it close to town. □ Nobody has seen a city whose best close-in locations are not cluttered with obsolete and inadequate old buildings that should have been torn down long ago—old buildings that live on and on only because urban decay is now subsidized by underassessing and undertaxing obsolescent properties. □ Nobody in our generation has seen a city whose busy streets are not choked with parked (and moving) cars; or a city whose air is good to breathe and whose water is good to swim in. □ Nobody has seen a city that provides plenty of usable open space for fun and recreation where open space is most needed; where all the children could safely play outdoors within two blocks of home—often without even leaving their own building. □ Nobody realizes that with today's technology such a city could cost much less to live and work in than the anachronisms that urban Americans live in today. □ What's wrong with today's cities could be cured a lot faster if people could be given a better understanding and a clearer vision of what kind of city to demand and insist on getting. □ Computers can now predict quickly and quite correctly all the effects of changed planning, zoning, transit and highways. This is an important development that should be a great help to city planners and city officials in choosing wisely between alternative programs, but it cannot close the communications-gap between planners, with their eyes fixed on the future, and average citizens, with their understanding stuck in the past. □ Perhaps what our cities need now is a new Hugh Ferris to give their citizens a fresh vision of what tomorrow's cities and tomorrow's city living could and should be like.

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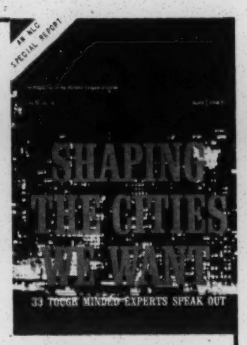

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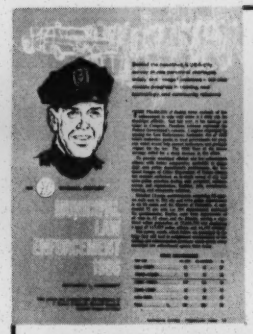

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NOVEMBER 1967

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In August 1965 Los Angeles exploded.

"We are on top and they are on the bottom."

Los Angeles Police Chief William H. Parker during the August riot.

"The cities have numerous problems—mass transit, inadequate schools and hospitals and polluted air—that would exist if Negroes had never left the rural South. But the Negroes are the dynamic, unstable element in the cities. If their special needs are not met, there can be no peace and orderly progress for the entire society."

From a **New York Times** editorial, December 12, 1965.

"The biggest battle we're fighting today is not in South Viet-Nam; the toughest battle is the battle in our cities. . . . If we can spend $25 or $30 billion to put a man on the moon, we ought to be able to spend enough to provide an environment here on earth that will let a man stand on his feet."

Vice President Hubert H. Humphrey

"So serious and so explosive is the situation that, unless it is checked, the August riots may seem by comparison to be only a curtain-raiser for what could blow up one day in the future."

Report by the Governor's Commission of the Los Angeles riot.

On March 15, 1966 there was a smaller upheaval in Los Angeles. Two died and 25 were injured.

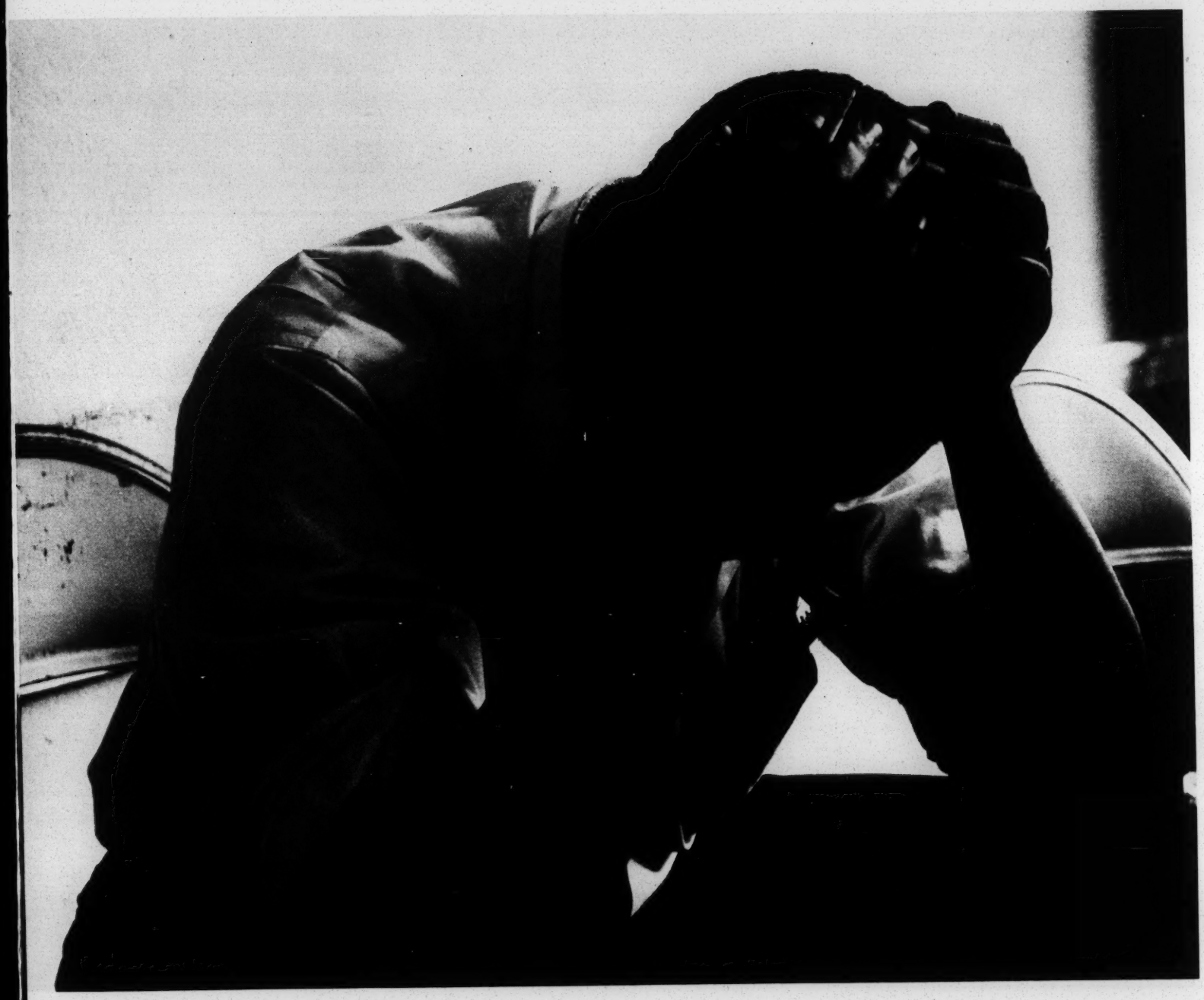
"My idea is to confront these people with overwhelming force. We know what these people are capable of."

Los Angeles Mayor Samuel W. Yorty, March 15, 1966.

To overcome the accumulated and intricately interrelated miseries and problems of these urban ghettos is going to require an enormous investment of money, energy, and imagination.

"This is the country's most serious domestic responsibility. The antipoverty program is too small. The proposed 'demonstration cities' program is almost ludicrously inadequate. The Administration in Washington has failed to bring to bear upon the urgent needs of the cities the zeal, dedication, high-level interest and financial expenditure that it has lavished upon the space program. Is there not something wrong with the priorities of a nation that races to send a man to the moon . . . and can only send a police car to the troubled center of a great city?"

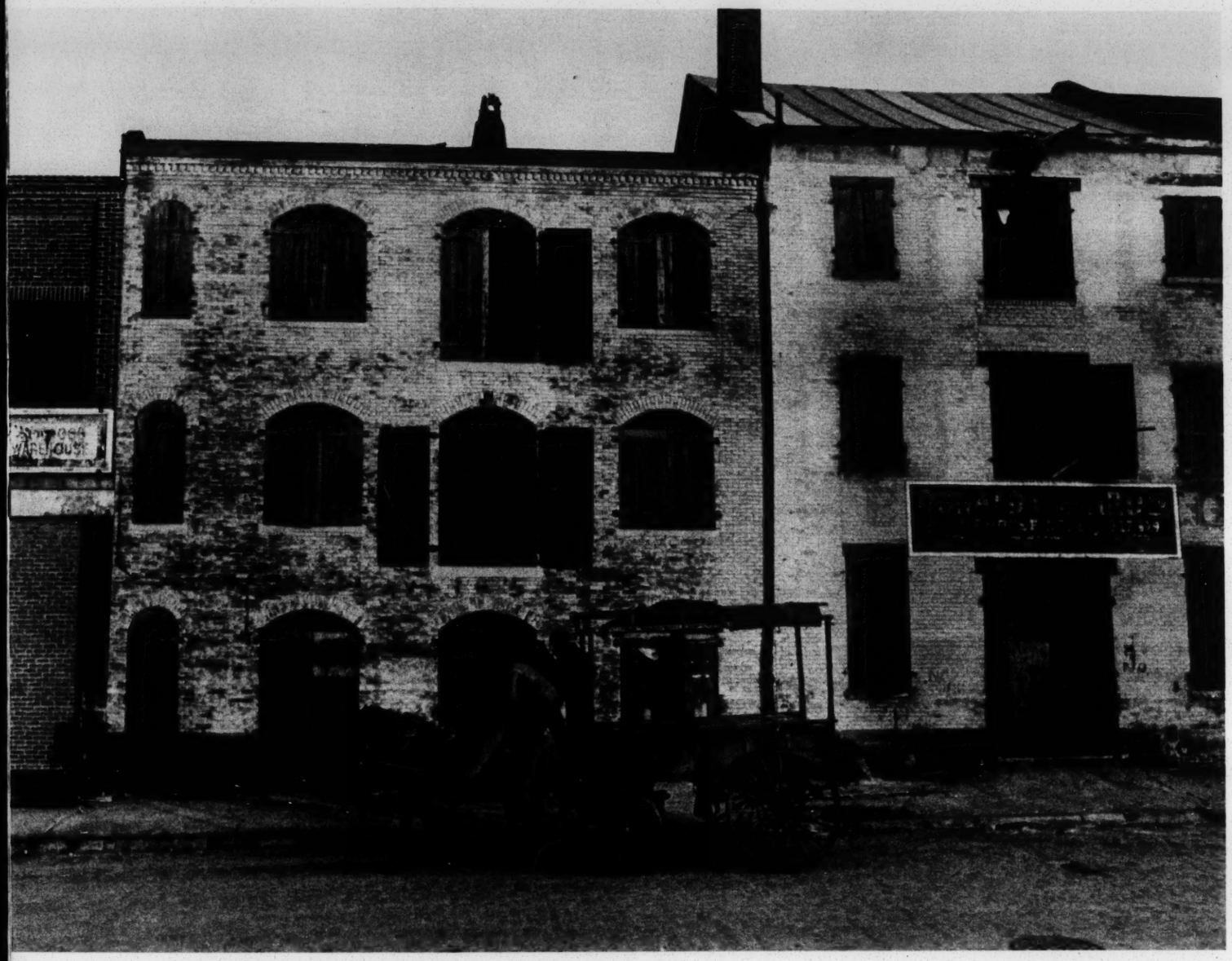
From a **New York Times** editorial, March 17, 1966.



THE EQUAL RIGHTS MOVEMENT IN AMERICA HAS DEVELOPED TO THE POINT WHERE IT NOW CONFRONTS THE NATION WITH SOME DIFFICULT AND PAINFUL DECISIONS. HAVING PRODDED THE NATION INTO ABOLISHING AND OUTLAWING LEGAL FORMS OF RACIAL SEGREGATION AND DISCRIMINATION, THE MOVEMENT NOW CONFRONTS AMERICA WITH THE CHALLENGE OF MAKING REAL THE DEFERRED COMMITMENT TO AUTHENTIC EQUAL OPPORTUNITY FOR ALL OF ITS CITIZENS.

THE CORE OF EQUAL OPPORTUNITY IS EQUAL ECONOMIC OPPORTUNITY. THE NEXT STEP OF THE EQUAL RIGHTS MOVEMENT MUST INTRODUCE MANY-SIDED ECONOMIC DEVELOPMENT AS A NEW FOCUS: JOBS, HOMES, SCHOOLS, AND HEALTH CARE ARE THE INDISPENSABLE MINIMUM REQUIREMENTS.

ESSENTIAL PROGRAMS FOR ECONOMIC DEVELOPMENT WILL BE FULFILLED ONLY IF MILLIONS OF AMERICANS GIVE THIS PURPOSE THEIR UNSWERVING COMMITMENT, DECLARING THAT THIS WORK AND THE NECESSARY MONEY MUST HAVE *FIRST PRIORITY*: FIRST FOR THEIR OWN FUTURE; FIRST FOR THE FUTURE OF OUR CITIES; FIRST FOR THE FUTURE OF OUR COUNTRY.



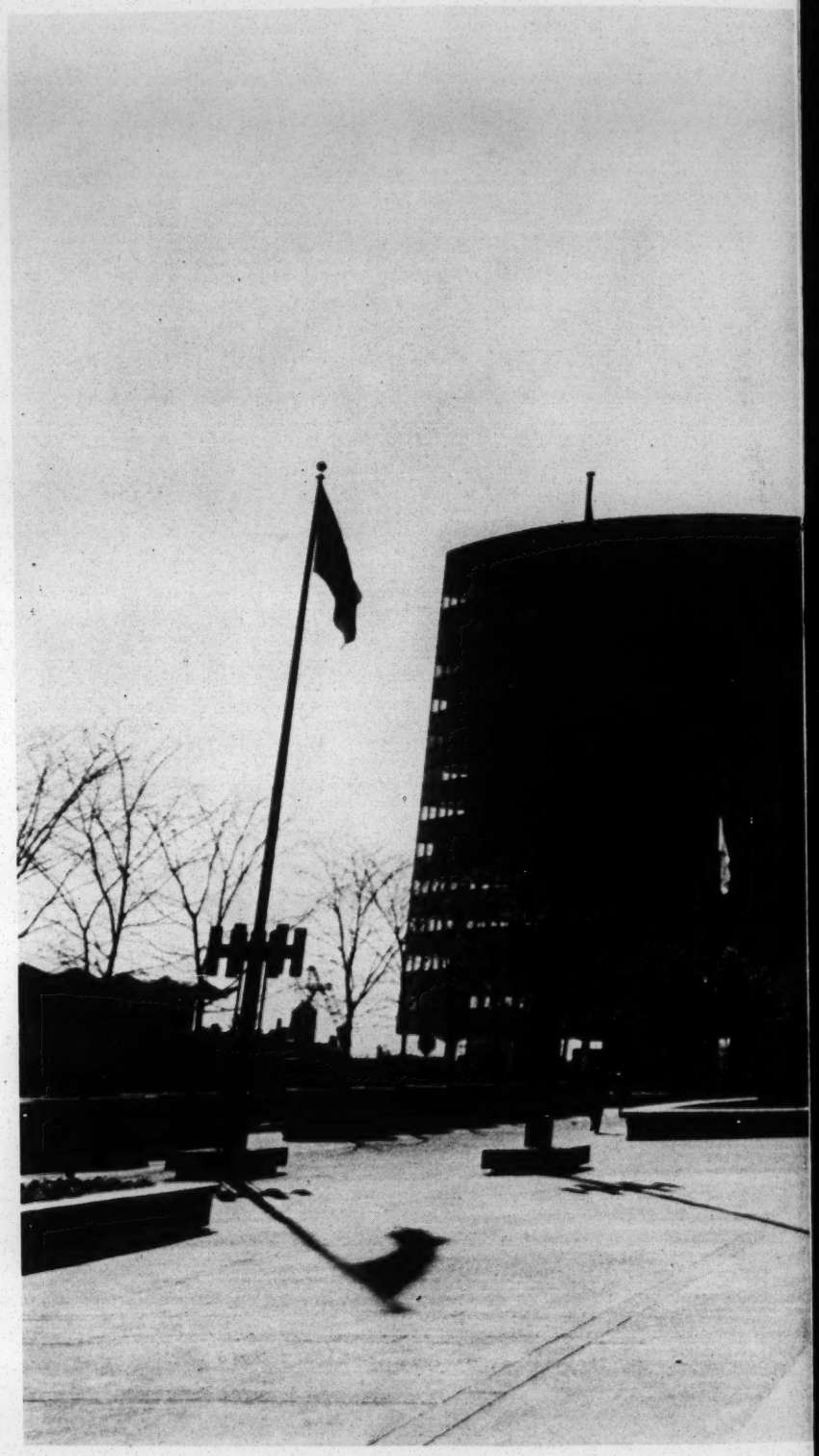
Between 1964 and 1965, it became clear that a settlement of this nation's racial problems could not be secured entirely through enforcement laws and the courts. The new Civil Rights Bill and the Voting Rights Bill were enacted and thus became important indicators of policy for the nation because they represent the intent to extend democracy to a broad segment of the American public. As a result, thousands of non-white Americans are free, for the first time in their lives, to perform many acts white citizens have long taken for granted: to register and to vote, to use public accommodations, and to attend a non-segregated school.

But these results have occurred primarily in the South. In the ghettos of massive urban areas throughout the nation, the effect of this new legislation has been practically negligible. De facto segregation of schools and communities is actually on the increase in most major metropolitan areas. And while unemployment continues to drop among whites, it has grown to crisis proportions in the Negro ghettos of our large cities, in the impoverished black belts of the rural South, and in the Puerto Rican and Mexican-American and Indian communities, North and South, East and West.

As a result, correction of these inequities is indicated along two lines. First, **the search is no longer principally for new definitions of legal rights. The primary demand now is for vigilant enforcement of existing civil rights statutes.** Yale historian C. Vann Woodward has pointed out that *Americans have developed over the years a curious usage of the law as an appeasement of moralists and reformers. Given sufficient pressure for a law that embodies reputable and popular moral values, the electorate will go to great lengths to gratify the reformers. They will even go so far as to unlimber the cumbersome machinery of Constitutional amendment. But having done this much, they are inclined to regard it as rather tedious of the reformers to insist upon literal enforcement. Under these circumstances, the new law is likely to become the subject of pious reference, more honored in the breach than in observance, a proof of excellent intentions rather than the means of fulfilling them.* It is already apparent that the administrative and institutional decisions required to support and enforce the new civil rights laws at all levels of American society will not be forthcoming without the intelligent, vigorous, and sustained efforts of those outside the established centers of national decision-making.

Second, the problems of racial discrimination are being regarded as a concommitant of the problem of economic scarcity in a society of abundance. **Begun as a protest against segregation, the denial of the franchise and other elementary civil rights, the equal rights movement is broadening into a full-scale assault on unemployment, inferior education, and inadequate unsanitary housing.**

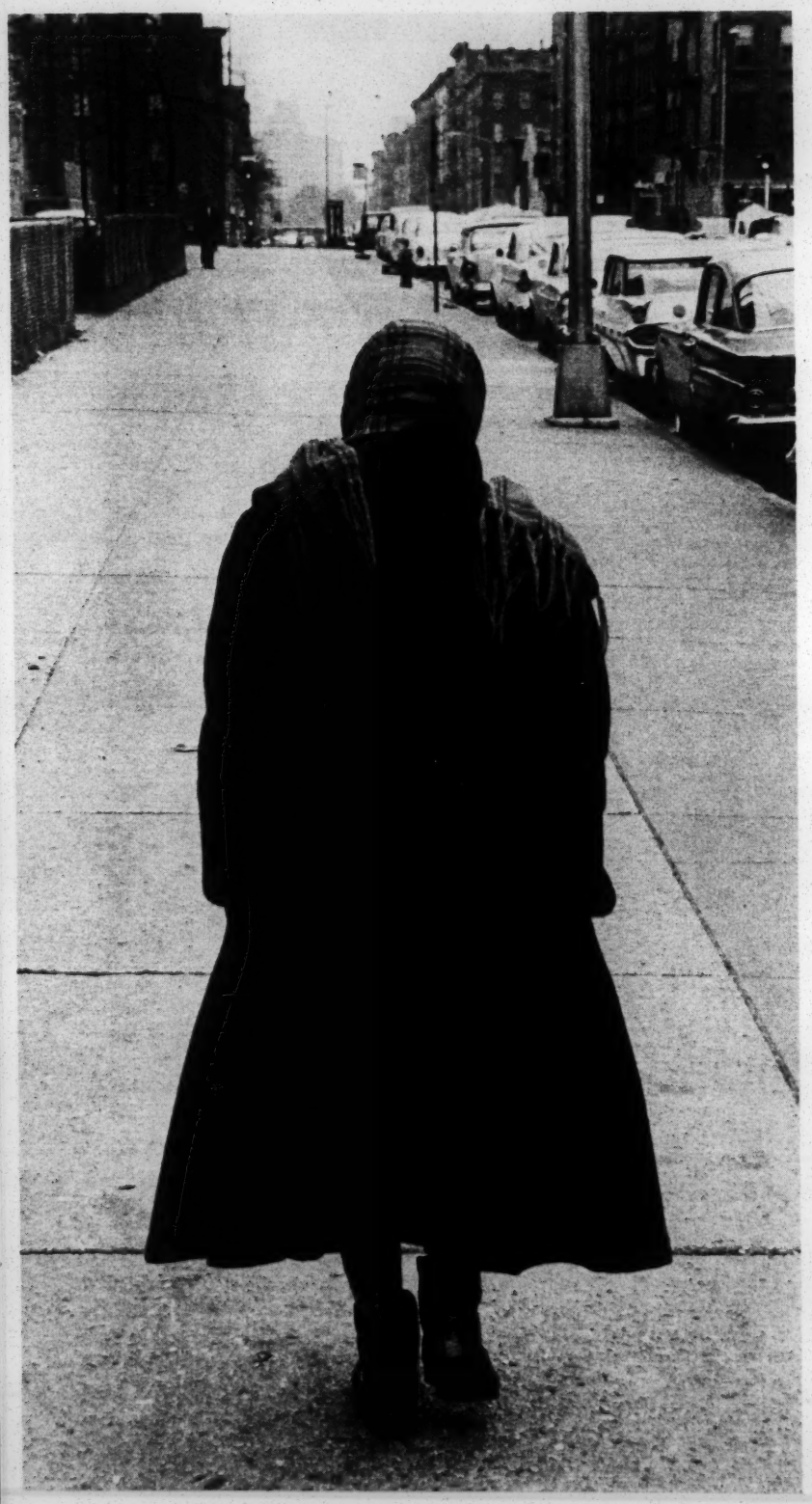
In this shift, the movement follows an historic pattern of development: The more democracy is extended, the more glaringly evident become the social inequities that remain, and the more determined their victims are to be rid of them. In ancient Rome, as the French historian, Fustel de Coulanges observes: *Democracy did not supress poverty but, on the contrary, rendered it more perceptible. Equality of political rights made the inequality of conditions appear still more plainly.... The poor man had equality of rights but assuredly his daily sufferings led him to think equality of fortune far preferable.* Today's victims seek some sign that the new constitutional-legal definitions of equal opportunity are being made into flesh and blood realities. **THE EQUAL RIGHTS THAT HAVE BEEN COUCHED IN LAW ARE NOW BEING SOUGHT IN LIFE.**



Our task now must be made crystal clear. It is, in the words of President Johnson: ***To fulfill these rights.*** But what does that mean and how can it be done?

More than a century ago, America was faced with the same question by its newly-freed slaves. But the nation had too-recently emerged from a shatteringly divisive war to preserve the Union and to end slavery. That generation left the challenge for later generations of Americans, and the problem has by now grown much bigger and more complex in a much more dangerous world. This generation of Americans is coping with aggressive competitors for the loyalty of the new nations of Africa, Asia, and Latin America. **What was long ago the moral course to follow clearly has become the expedient course of action in a predominantly poor and non-white world bent on revolutionary social change — with or without our support.**

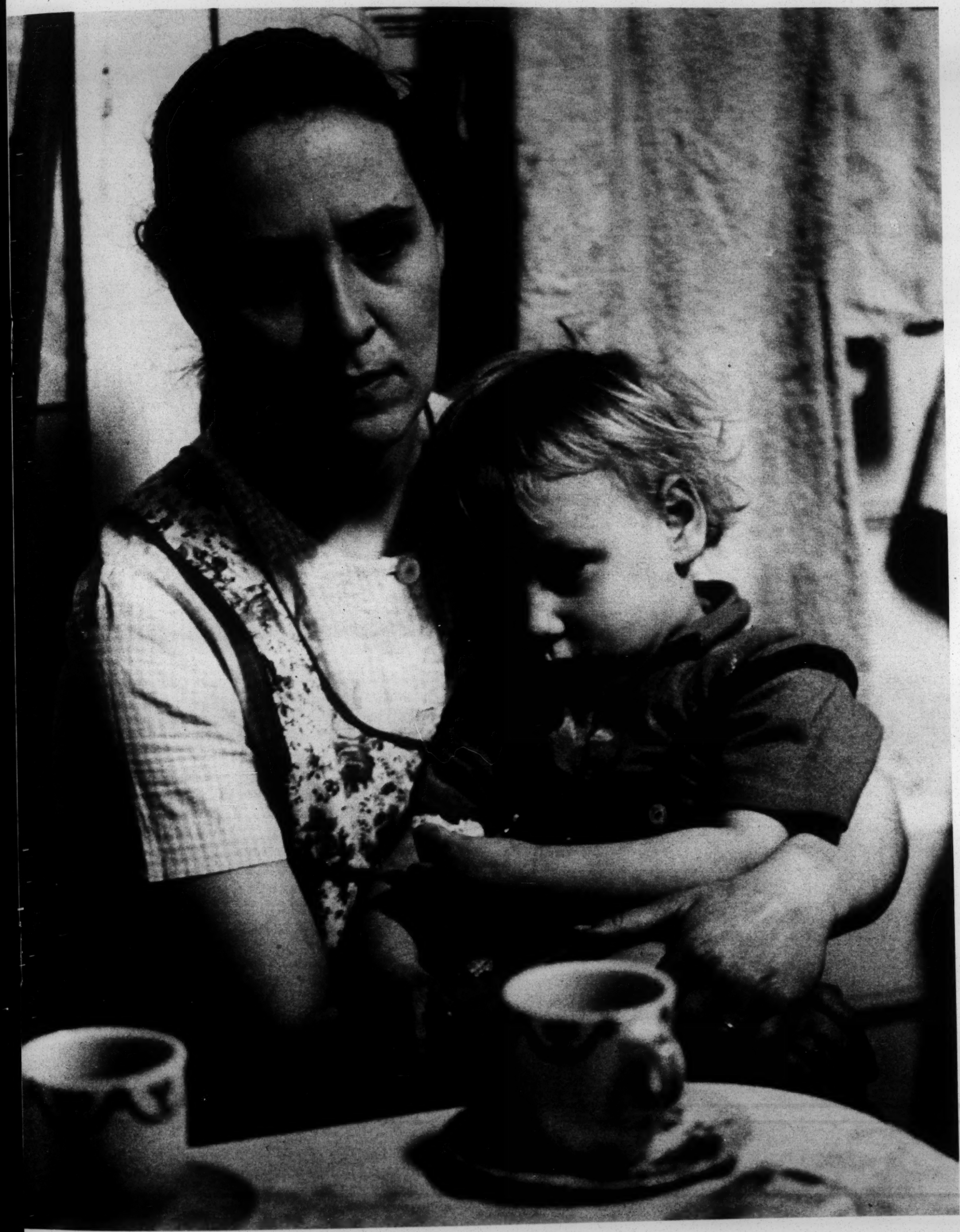
In 1877, the United States could renege with impunity on its obligations to the freedmen. White America dare not postpone its obligation any longer. The shameless rationalizations of the 19th century that covered the provision of economic assistance to white peasants from Europe in the form of free land and ample job opportunities, while claiming that giving "forty acres and a mule" to its emancipated Negroes would be "discrimination in reverse" – such rationalizations, in their modern guises, simply will not be accepted today by a far more alert, intelligent, and determined Negro community. **Today's disinherited millions will not accept the pathetic dribble of welfare checks as real equal opportunity when they see, for example, billions spent to provide a preponderantly white suburbia with superhighways on which it can have equal access to the cities from which it has taken flight.**



Failure "to fulfill these rights" in the very near future will bring disaster upon our homeland. Predictably, recent events in our cities and in our rural hinterlands have brought us an unequivocable message. In 1964-65, eight riots occurred in major metropolitan areas across the nation. (In mid-March, 1966, the warning was renewed in Watts.) John McCone, former head of the Central Intelligence Agency and chairman of the commission appointed to study the causes of the 1965 riot in Los Angeles, drew this conclusion in his report: ***These riots were a symptom of a sickness in the center of our cities,*** a sickness rooted in a scarcity of jobs, education, and a lack of understanding between the police and the inhabitants of the riot area. The *Wall Street Journal* reports that there are at least 21 major urban areas that can be described as "high tension" cities, liable to explode at any moment because of problems similar to those discovered in Los Angeles.

Of course, the problem relates to failures and maladies manifested not only "in the center of our cities," but also in the patterns of social and moral illness expressed in rigid forms of segregation supported by people who live mainly in suburbia. That is, the problem involves not only the sickness of the inner-city poor but the disease of the total city, including the suburbs, which fails consistently to make its goods and services equally accessible to all of its people.

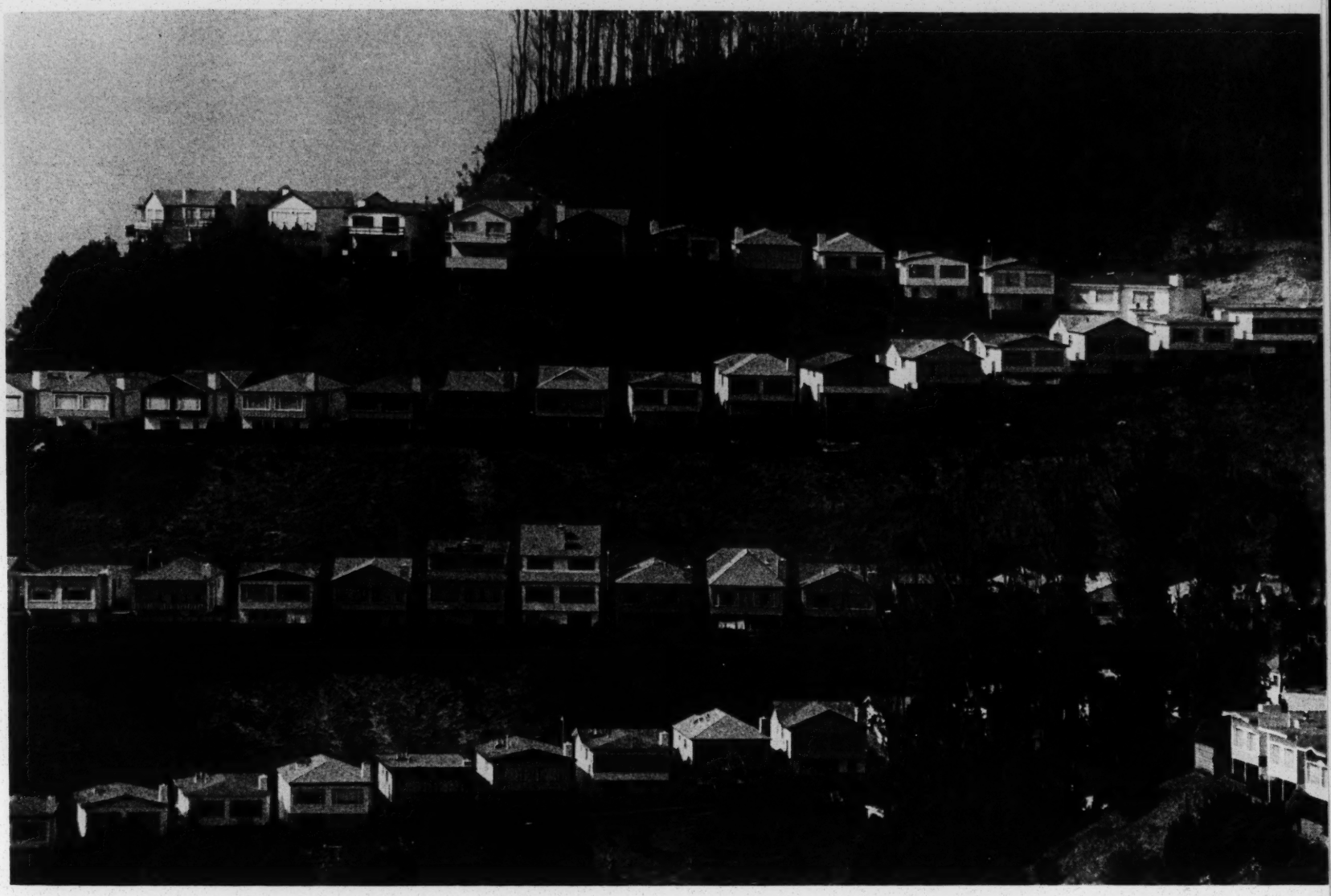
Even the depressed rural areas have boiled over with discontent and are pressing for long overdue solutions to their problems of unemployment and wage losses caused by a combination of mechanization and discrimination on the farms. So desperate is the plight of poor black farmers in the Mississippi Delta region that, knowing of at least two deaths among their numbers from inadequate shelter and sheer starvation, more than 100 of them moved into a recently-closed Air Force Base at Greenville, Mississippi, in order to dramatize their plight and to secure warmth and shelter. The State Employment Service of Mississippi estimates that more than 30,000 persons, representing approximately 6,500 families, will be evicted from farms this spring in that state because of farm mechanization and racial discrimination. Similarly, the situation of California's 500,000 agricultural workers, many of them Mexican-Americans and Oriental-Americans, had so deteriorated that thousands of them went on strike recently against California's massive grape industry.



If the social discontent evidenced in these occurrences is to be addressed adequately, Americans must understand more clearly and become committed more surely to a conception of equal opportunity based on socio-economic factors as well as on the law. **When people are ill-housed, ill-fed, uneducated, unemployed or underemployed, and suffer health and medical needs that go unattended, then millions of our citizens who live in such circumstances are being discriminated against unfairly just as surely as if anti-bias laws had never been written.** As Whitney Young has well said: *There is at present a great danger that people will quickly and easily read into the establishment of new civil rights laws and into the removal of signs and symbols that so disturb them the conclusion that the problem is solved and all is well . . . The real danger is that people may mistake what is basically a change of vocabulary for a change in behavior, practices, and attitudes.*

To avoid this danger, **AMERICANS NEED TO THINK MORE CLEARLY ABOUT AND DISPLAY MORE REAL OBEDIENCE TO THE NOTION THAT GENUINE EQUALITY DOES NOT LEVEL MEN TO THE LOWEST COMMON DENOMINATOR BUT ELEVATES THEM TO THE HIGHEST COMMON DIGNITY.**

Therefore, the core meaning of President Johnson's eloquent phrase, "to fulfill these rights," achieves significant expression when steps are taken that do, in fact, elevate all of our citizens to the highest common dignity.



The new moral commitment must be to a concept of equal opportunity which recognizes that, however equal we may be in the eyes of the law, such equality is not meaningful because channels of equal opportunity are blocked to large groups of American citizens in major spheres of our society. Equality before the law, still very important, becomes progressively less relevant the poorer one is. Racial and ethnic factors are even more restrictive in preventing equal access to employment, education, housing, and medical care.

The moral challenge is *not* to move "from opportunity to achievement" or from equality of opportunity to "equality of results." Such phrases confuse the ethical problem and distort and falsify the social situation. THERE IS NO REAL "EQUAL OPPORTUNITY" TO MOVE *FROM!*

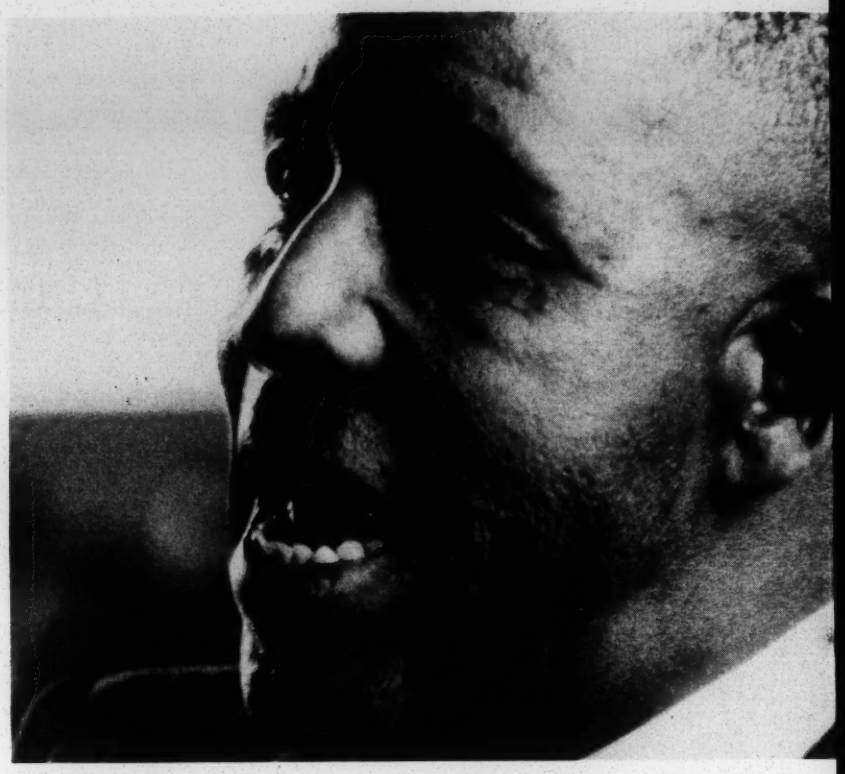
Our task is precisely that of equalizing the channels by which our citizens gain access to opportunities. Our focus must be on opening these channels (the so-called "ability to achieve" problems of minorities is quite a secondary matter). It is the discriminatory functioning of the former that produces the latter. Our major efforts must be directed to eliminating the causes of the problem and not to manipulating symptoms.

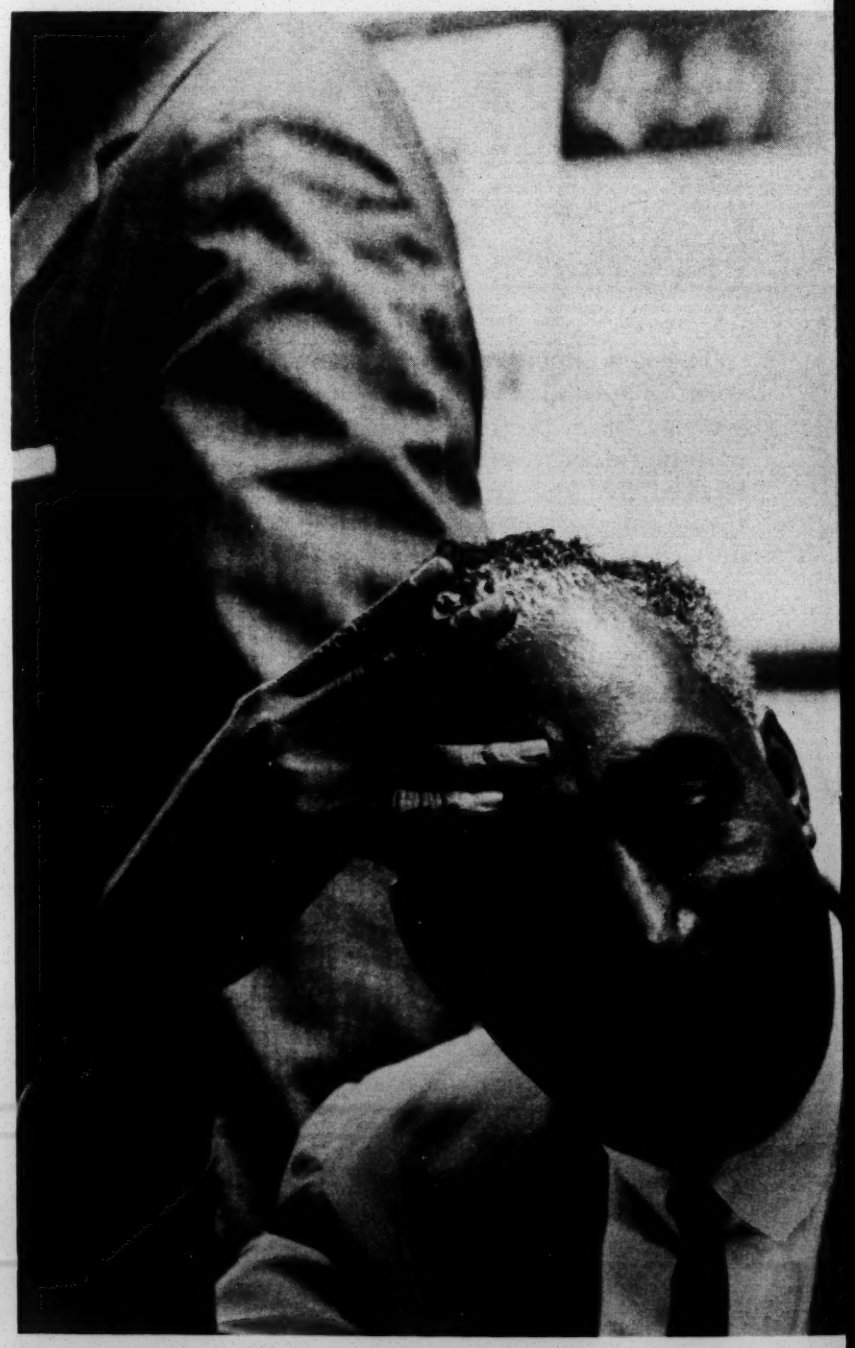
In order to go about our task, it is now necessary to emphasize economic development, especially in the metropolitan centers of our country. **The problems of metropolis, racial justice, and underprivilege cannot be separated. They are now one problem and the way we respond to this problem will have a decisive influence on the quality and the shape of America's future.**

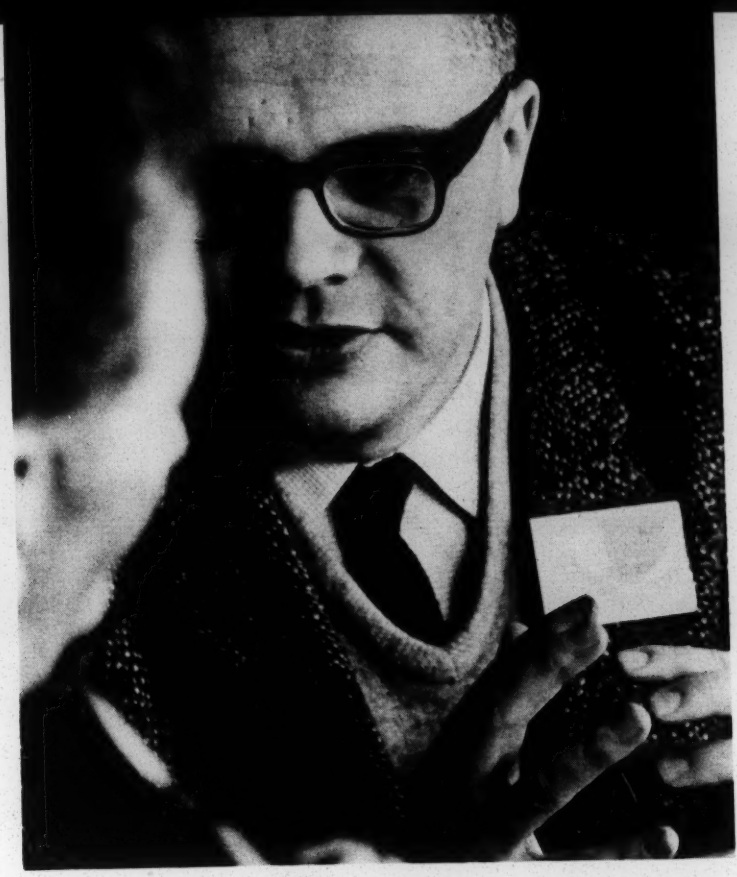
Economic development within America means capital investment to fill the need for more jobs, homes, education, and health care. Economic development does not mean helping people to adjust to slum living, to second-rate education and health care, or to the bitter prospect of unequal opportunity in employment. Economic development means new physical environment and upgraded personal capability, coupled with equal opportunity. **ECONOMIC DEVELOPMENT MEANS BASIC CHANGE IN THE HUMAN CONDITION.**

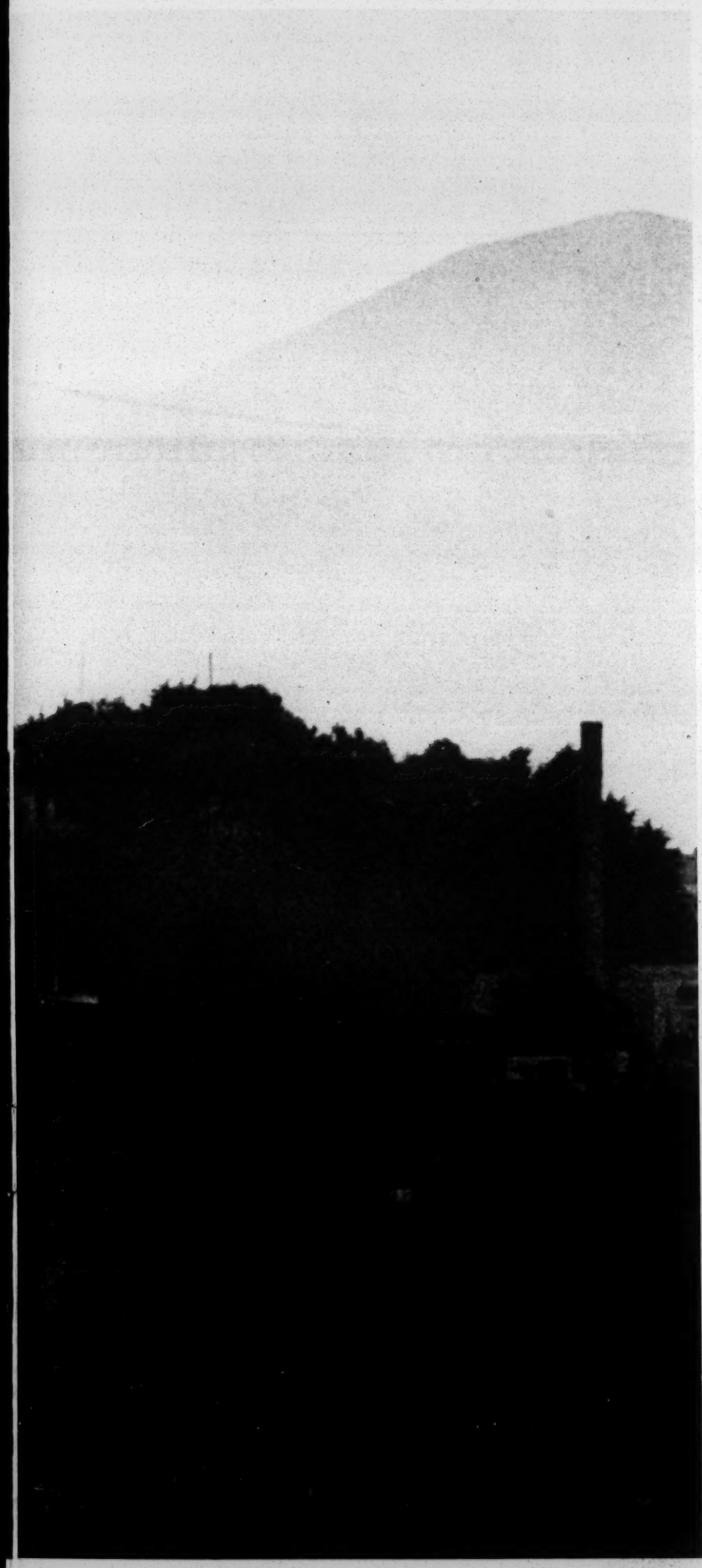
Focus on metropolis means that the community in each great city should take responsibility for blueprinting its own development program and for organizing and arranging the financing. By blueprinting and organizing the work in each city, the economic program can be made most responsive to the particular requirements of the community. Financing for metropolitan economic development begins with reassessing local funds, private and public, then state financing and, finally, federal grants. City-by-city initiative can provide the best assurance for democratic control and grassroots influence on all phases of economic development. Then the American reality will be, in the words of President Johnson, *not just equality as a right and theory, but equality as a fact.*

All of the disinherited, white and black, Spanish-speaking Americans — all those who have been robbed of their birthright of authentic equal opportunity in America — all religious leaders and laity of every faith — Protestant, Orthodox, Catholic, Jewish, liberal religious dissenters, business leaders, trade union leaders, civic groups of every sort — professors and students in universities throughout the land — all those who believe that human dignity is a primary moral commitment must lead the country on this next step.









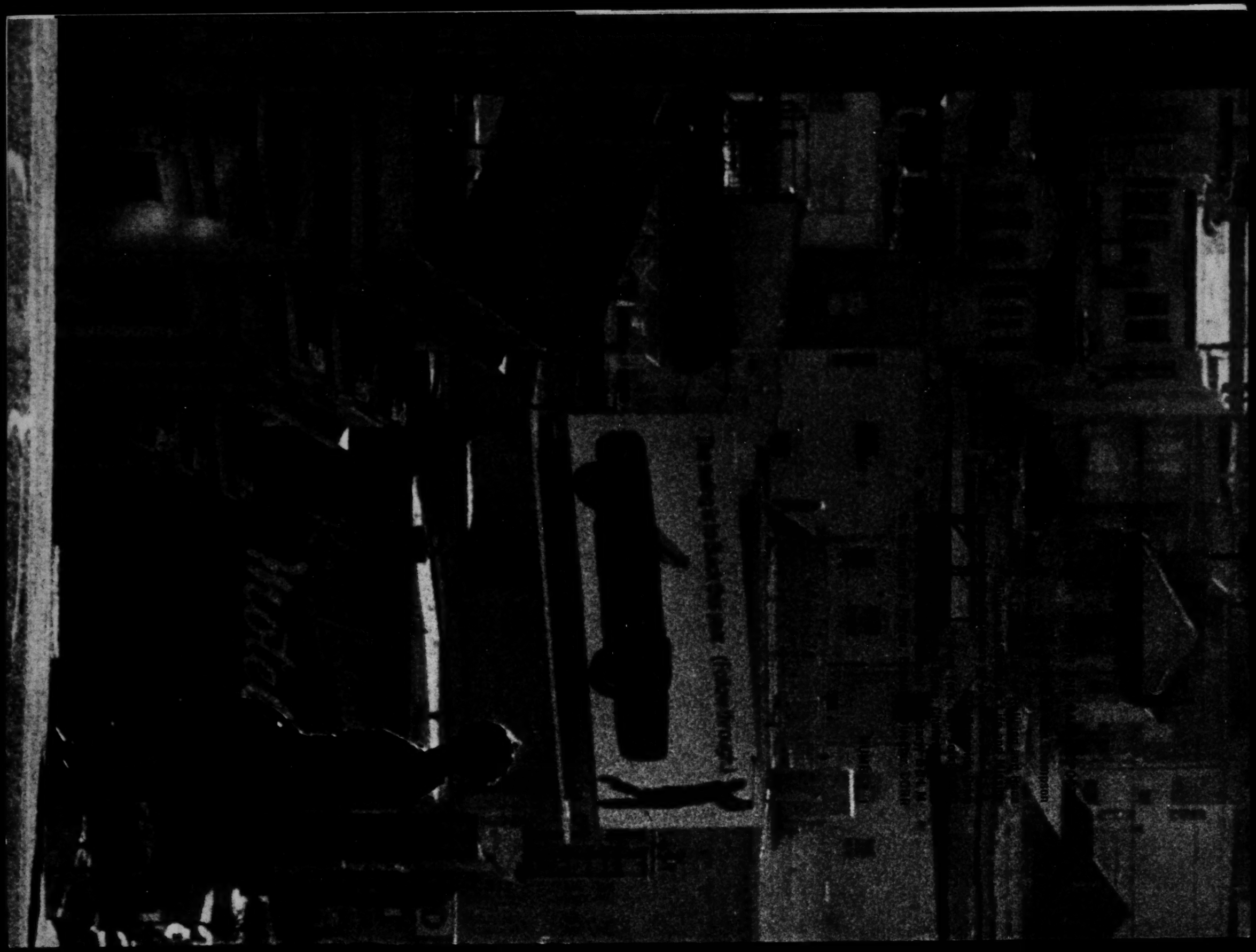
Taking this next step will contribute to the security of American society. A society with millions of unemployed is not a secure society. A society that dismisses, in effect, tens of thousands of youth from its school system is not a secure society. A society in which millions live with the daily problem of infestation by rats is not a secure society. A society that has a diminishing number of physicians per thousands of its citizens year by year is not a secure society.

There is a continuous rise in our gross national production. We have an infinite variety of specialty talent in our communities. We have also the experience of the multitude of our people. Our goals are rooted in our basic belief. Our planning can be as flexible as a broad variety of talent and experience can make it. We are actually placing a priority on the use of our great resources and experience toward its potential in the lives of people.

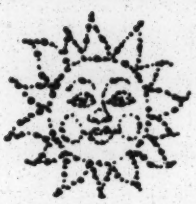
To say that such a utilization of our resources is first priority for our country means that it is not placed somewhere on an agenda. It must be first! And first priority means exactly what it says. It means we have moved beyond discussion about priority. The process is negotiable, but the goal cannot be. The demand and justification for economic development programs must be made with this simplicity and clarity and force.

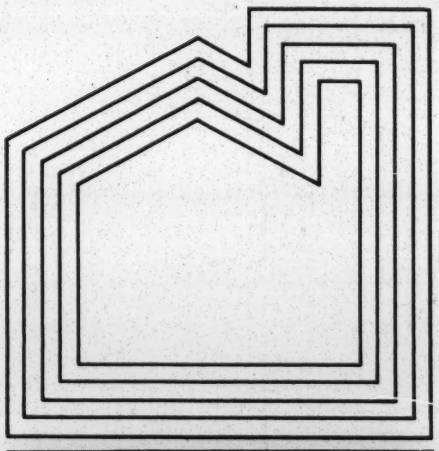
DEVELOPMENT FOR EQUAL OPPORTUNITY

THE NEXT STEP



Urban Planning Project





TOWARD INTEGRATION IN SUBURBAN HOUSING

THE BRIDGEVIEW STUDY

by Eleanor Leacock, Ph.D./Martin Deutsch, Ph.D./Joshua A. Fishman, Ph.D.

GATEWAY CENTER

Pittsburgh, Pennsylvania

Urban Redevelopment Authority of Pittsburgh

April, 1967

GATEWAY CENTER

Pittsburgh, Pennsylvania

Gateway Center, Pittsburgh's "showcase" of urban rebuilding, derives its name from the historical fact that the city, in its early days, was gateway to the undeveloped continental frontier lying to the west of the Allegheny Mountains.

Contemporary history underscores the propriety of that name; for Gateway Center rates top seniority in the nation as gateway to another vast American frontier -- that of urban redevelopment and renewal.

It was conceived and in active planning a full three years before the Title I provision of Federal aid-to-cities became a reality under the Housing Act of 1949. Its record of practical and legal experience helped open the door to more than 1,700 Federally-aided renewal projects now underway in some 800 cities and towns.

Gateway Center was the first redevelopment venture to direct action to the critical post-war problem of commercial blight pressing in on American downtowns. It was the first to induce private capital to invest on large scale in public plans for downtown redevelopment.

Even while the concept was foreign and radically new to most people, urban renewal's massive potential for changing the face of aging, trouble-ridden cities was being demonstrated by Gateway Center through concrete-and-steel accomplishments.

Symbol of Cooperation

To Pittsburgh in particular, Gateway Center has been and continues to be a visible trademark of a community-wide renaissance which to date has resulted in private and public improvements valued in excess of $3.5 billion. It also symbolizes the working partnership between government and private industry which has been the community's main source of strength.

Today Gateway Center is a full-blown and vital part of Downtown Pittsburgh. Completed and in service within Gateway Center's 23 acres extending from the Allegheny River on the north to the Monongahela River on the south are:

Seven office structures containing more than two million square feet of rentable space, and an eighth scheduled for construction.

An 800-room Hilton Hotel; a 27-story apartment residence with 311 luxury units.

Four underground parking garages.

Four landscaped plazas, where the "Three Rivers Arts Festival" is staged annually with outstanding success.

An assortment of restaurants, cafeterias, lounges and other such facilities.

In accord with plans prepared and controls imposed by the Urban Redevelopment Authority, only about 30 per cent of the land is covered by buildings. The remainder is devoted to streets and park-like settings.

Some $135 to $140 million has been invested thus far in the development of Gateway Center, most of that by the Equitable Life Assurance Society of the United States, developer and owner. The total public investment -- by the City government only -- adds up to a relatively negligible sum of $600,000.

Gateway Center was in final planning before the Federal Housing Act of 1949 was enacted by Congress, and thus was not even considered for Federal urban renewal funds.

Assessed Valuations Rise

By 1966, Gateway Center's assessed property values restored to taxable rolls had risen to over $48 million, nearly $5 million more than projected in the planning stage. In 1947, taxable assessments in the same area were less than $9 million.

Gateway Center occupies only about five per cent of the total land area of Downtown Pittsburgh -- popularly known as the "Golden Triangle" because of its natural triangular shape formed by the confluence of the Ohio, Monongahela and Ohio Rivers.

Yet, through redevelopment, Gateway Center has become the employment center for nearly 20 per cent of all persons working in the downtown business district. Today, the redeveloped area contains more than 21,000 jobs, compared with fewer than 4,000 in 1947, and attracts upwards of some 15,000 visitors daily.

Historical Role

Gateway Center's "front yard" is the "Point," currently in the final phase of development as a State Park to memorialize Pittsburgh's key role in the Seven Years' War between the British and French, and in the westward expansion that followed. The park consists of 36 acres of historic ground where were situated Fort Duquesne and Fort Pitt, and where the city had its origin in 1758.

The Gateway Center and Point State Park projects together removed 59 acres of skid rows, elevated railroad trestles, freight warehouses and other obsolescence which dominated the Point area. This mixture of deterioration had depressed downtown property values, discouraged business investment and real estate development, and it typified the low state of affairs to which the City as a whole had fallen by 1945.

Dense smogs were almost a daily occurrence, often so black that street lights had to be turned on in the morning hours. The three rivers, which throughout history had overflowed regularly to cause disaster, were still a constant threat to life and property.

In downtown, grass and trees were a rarity, and not a single new structure had been constructed in about 15 years. Some companies contemplated moving office headquarters elsewhere because executives and other employes were reluctant to live in Pittsburgh.

Property assessments, declining at a rate of $18 million a year, hit an all-time low. The City government was $64 million in debt; its remaining borrowing capacity was down to $17 million.

Allegheny Conference In Action

But in 1945 a new force was at work in the city to breach political and self-interest differences which had hampered progress. It was the force of cooperative action, and the mechanism for it was the Allegheny Conference on Community Development, which proceeded to involve the city's corporate wealth and to break down party lines in matters relating to local community betterment.

In the same year, the late David L. Lawrence, whose birth in 1889 took place in a house near the Fort Pitt Blockhouse in the Point area, was elected mayor on a platform pledging his administration to "the future of Pittsburgh."

Between his Democratic administration and the Republican sector backing the Allegheny Conference, there developed an alliance which produced a rapid succession of meaningful events.

Adequate flood control became a certainty. Anti-smoke ordinances were enforced and strengthened and, within three years, dramatically effective in cleansing Pittsburgh skies of heavy smoke.

Essential state legislation was passed to permit the city to engage in redevelopment and other community improvement programs.

Early in 1946, shortly after assuming office, Mayor Lawrence announced plans for Gateway Center, and then created the Urban Redevelopment Authority to do the job. Four months later the City Planning Commission certified the Gateway Center area for redevelopment in its first action of that type.

The Equitable Life Assurance Society was induced by financial and governmental leaders to develop the area and that firm subsequently committed itself to an initial investment of $50 million. Two railroads consented to remove rail and freighthouse roadblocks, including the ruins of a two-block-long terminal hit by two fires in March of 1946.

The State Supreme Court upheld the legality of both the State's 1945 Redevelopment Law and legislation allowing insurance companies to invest in Pennsylvania real estate.

A development plan, geared to the expanding demand for modern office space, was completed by Equitable in the fall of 1949 and approved by City Council early in 1950.

Nine Firms Sign Leases

A month later the heads of nine of Pittsburgh's largest firms gathered with public officials in City Council Chambers to sign leases for office space and conclude what newspaper accounts described as the "biggest real estate deal in the City's history."

Such nationally-prominent concerns as Jones & Laughlin Steel, Westinghouse Electric and Pittsburgh Plate Glass were among the corporations involved in the transaction. Even before the area was cleared for new construction, more than 60 per cent of the total office space initially proposed by Equitable was under lease.

In the process, the City obtained property needed for development of a mid-town plaza, Mellon Square Park, and the Redevelopment Authority acquired title to the 14-story J&L Steel office headquarters, which later was converted into a civic headquarters for public and semi-public agencies.

Demolition of some 40 structures in the redevelopment area started in June, 1950. By April of 1952, the first of three office skyscrapers were being occupied by business tenants. As a result, some 30 different companies were involved in major office relocations in the Golden Triangle.

Upheld in Courts

Repeated attempts were made by a group of property owners to block the project. In all, some 60 lawsuits contesting condemnation proceedings and compensation awarded property owners were filed in local courts.

Two test cases were argued through the State and Federal Courts. Both the State Supreme Court, on two occasions, and the United States Supreme Court sustained district court rulings which held the project to be in the public purpose and thus not in violation of either State law or the Federal Constitution.

Gateway Center's three original buildings, completed in 1953, were among the first in the nation to employ the now widely-used technique of stainless steel exterior panels. In subsequent years, six additional structures were built, two by Equitable itself and four by other concerns on sites leased from Equitable.

-- The Commonwealth of Pennsylvania built a 16-story State Office Building in 1957, and the Bell Telephone Company added a 12-story office headquarters in 1958.

-- The 22-story Hilton Hotel, financed by Equitable, went into operation in 1959.

-- Gateway Towers, apartment house built and owned by the Tishman Corporation of New York, was opened to tenants in mid-1964.

-- Along with Gateway Towers, the newest additions to Gateway Center are Equitable's Four Gateway Center, a 22-story glass-curtained office building completed in 1960, and the 13-story IBM Building, identified by its uniquely-designed diamond shaped truss walls. Occupied in 1964, that building is shared by the IBM Corporation and the U. S. Steel Corporation.

-- A tenth building is scheduled for construction by Equitable Life in 1967 on the last available site.

The only pre-redevelopment building remaining in the area houses the City's two daily newspapers, the Press and Post-Gazette. It has been completely modernized to harmonize with the new environment of Gateway Center. Nearby, the Hostetter Building, at First Avenue and Stanwix Street, has been acquired by Equitable Life and was razed in the spring of 1967.

Three other buildings were removed in 1966. They were the City's Central Police Station, the Heyl & Patterson and Acme Window Cleaning buildings. Gateway Six, a 30-story structure overlooking the Monongahela River, will rise on the site of those buildings.

Strategy For Action

Pittsburgh's decisive moves leading to Gateway Center were part of an emergency reaction to a community crisis, and not pre-determined by a master plan of development. But they dictated a strategy for community action, starting with a three-pronged attack on downtown blight:

(1) Redevelopment of the Point of the Golden Triangle, almost entirely with private funds.

(2) Removal of business obsolescence in the center of the Triangle through City development of Mellon Square Park, made possible through a $4 million gift from Mellon family foundations.

(3) Redevelopment of the adjacent Lower Hill area at the eastern base of the Triangle, this through combined use of private, Federal and local public funds.

These actions were producing visual achievements by the time a Golden Triangle master plan was completed in 1962. As the result, Downtown in 1966 was approaching many of the master plan objectives, as projected to 1980. The fundamental objective is to re-shape Downtown's traditional functions and expand its all-important role in the economic transition taking place in the overall Pittsburgh industrial region.

During the past 15 years, the Downtown skyline has been drastically altered by more than 55 major new buildings. These contain the new kinds of employment opportunities needed in management, research, training, cultural, entertainment and other white-collar fields to offset loss of jobs in traditional heavy manufacturing fields.

With this, Pittsburgh has retained and currently is strengthening its position as one of the nation's foremost centers of corporate headquarters. Within an 18-month period, the decisions of six companies to consolidate administrative operations in Pittsburgh added more than 3,200 persons to Downtown payrolls exceeding $700 million a year.

Several thousand additional jobs are anticipated as the result of the United States Steel Corporation's decision to further consolidate and expand office operations in Pittsburgh.

Ground has been broken in the Upper Triangle for a 64-story office building to accommodate U. S. Steel, rapidly outgrowing its 42-story office headquarters, erected in the early 1950's.

A 40-story office structure is rising on a site bounded by Liberty Avenue, Wood Street and Sixth Avenue. Several other developments of nearly comparable magnitude are also pending. More than three and one-half million square feet of new, private office space will have been added to the Downtown in the 1966-1970 period, exceeding the total amount of space built in the previous 16 years.

Further, the Downtown area has started to emerge as one of Pittsburgh's strongest residential markets. In three years, 1,380 apartments have been completed or placed in construction. At the end of 1966, the Downtown area, which in 1950 had only a few hundred residents, accounted for 1,805 apartment units over 90% rented, with 288 more in construction and 450 in design.

Urban Redevelopment Authority
200 Ross Street
Pittsburgh, Pennsylvania

Robert B. Pease
Executive Director

(Revised April, 1967)

Fact Sheet

SHERADEN PARK
(PITTSBURGH, PENNSYLVANIA)

General Description:

Sheraden Park is one of a series of joint public-private efforts to develop desirable in-city housing for families of moderate income.

Through the use of publicly-owned tax-delinquent land, special financing and other techniques, 188 Sheraden Park homes were built and sold for about 20% less than comparable housing built under conventional methods.

This housing is privately-financed and privately-built. Land was assembled by the Urban Redevelopment Authority. All non-housing land within the renewal project area remains in public ownership for park and recreational use.

Total Renewal Area: 45.88 acres

Housing Area: 12.1 acres overlooking Chartiers Creek and the City of Pittsburgh-McKees Rocks boundary line.

Reuse:
11.2 acres -- 188 town houses (all completed and sold).
.9 acres -- New public streets serving houses.
33.7 acres -- Public open space, parkland and other recreational facilities, including relocated Little League baseball field.

Ownership: The 12.1 acre housing site is owned by the Urban Redevelopment Authority and leased to ACTION-Housing, Inc., non-profit sponsor of the project, for $1 a year for 55 years. (The remainder of the total area was returned to the City's ownership for public recreational use).

Developer: ACTION-Housing, Inc. then sub-let site to Revenue Properties Company, Ltd. of Toronto, Canada, but maintained direct control over design, construction and charges. Revenue Properties paid back-taxes, penalty and interest totaling approximately $16,000, and installed streets and utilities at no expense to the City. The Urban Redevelopment Authority retains ownership of the land.

Present Status: In June, 1967, after the required number of units had been sold, control of Sheraden Park was transferred from ACTION-Housing and Revenue Properties, Ltd. to a private cooperative agency, Sheraden Park Development, Inc.

Average Monthly Carrying Charge:	Four bedroom house - $141 Three bedroom house - $125 Two bedroom house - $108
Occupants:	- 60% of the occupants came from inside the City of Pittsburgh, and most of the remaining 40% formerly lived in Suburban Allegheny County. - Average monthly income: $5,878. - Occupations: Factory workers; municipal employes; teachers; retired families.
Investment:	Estimated private investment - $2.7 million City of Pittsburgh: $120,000 for Little League Baseball field. Mellon-Scaife Foundation: $10,000 for landscaping.
Tax Yield Prior to Development:	None
Present Estimated Tax Yield:	Approximately $65,000.
Special Financing Features:	-- ACTION-Housing's $2 million development fund provided a loan covering 70 per cent of the land improvements cost making equity capital available to the private developer. -- Federal National Mortgage Association purchased mortgages under special middle-income housing program available to non-profit groups. This made possible an interest rate as low as 3 1/8 per cent. -- Normal FHA mortgage insurance premium of 1/2 per cent waived in connection with use of special housing program. -- As it did in its East Hill Park development ACTION-Housing entered into a special labor agreement with the Pittsburgh Building Trades Council. The contract fixes rates for union labor, permits use of labor-saving techniques, prohibits work stoppage resulting from jurisdictional disputes and rule out premium wage rates.

(Prepared by Urban Redevelopment Authority - September 27, 1967

Summary of Rehabilitation Activity
East Liberty Renewal Project

Efforts to conserve structurally-sound buildings in the East Liberty Renewal Project began in 1963. Since then, steady progress has been made in the rehabilitation of commercial and residential properties. Thus far, these activities have prevented the displacement of 350 East Liberty families.

Urban Redevelopment Authority architects, construction analysts, loan specialists and other trained personnel provide information and assist homeowners and businessmen. With the aid of a trailer, the residential rehabilitation staff moves its services from street to street. The staff surveys homes and buildings, and suggests different means of financing necessary improvements. Similar services are available to businesses in the area through another Authority field office working on development of three pedestrian shopping malls. Businessmen consult with this staff on storefront improvements, interior remodeling and financial resources.

Facts About Residential Rehabilitation

Of a total of 304 residential structures remaining in the East Liberty Renewal Area:

- 285 properties containing 1,083 dwelling units were scheduled for rehabilitation; 19 others required no rehabilitation treatment.
- 245 residential buildings have been surveyed inside and out.
- 129 have been improved or are in the process of being improved.
- Of these 129 homes, 79 containing 557 dwelling units now meet renewal standards while the remainder meet local code standards.

Total expenditures of private funds to date amounts to $549,673:

- 27 homeowners have obtained special low-interest loans and direct grants in Federal funds totaling $82,605 to assist them in improving their properties. These loans and grants, as authorized by the U. S. Department of Housing and Urban Development, are processed by Urban Redevelopment Authority specialists.
- 102 other homeowners, using conventional financing and savings, have expended $467,067 in home improvements.

In addition, a total of $286,000 in public funds has been expended in improved streets, lighting, sewers, parks, playgrounds and other facilities serving residential blocks undergoing rehabilitation treatment.

Facts About Commercial Rehabilitation

Most commercial structures scheduled for rehabilitation are located on major streets being converted to three pedestrian shopping malls.

Improvements are planned or in progress for 144 commercial structures housing approximately 195 businesses:

- 25 buildings have been surveyed to date.
- Modernization of 20 structures is either complete or underway.

Total investment in commercial rehabilitation to date is $2,871,400.

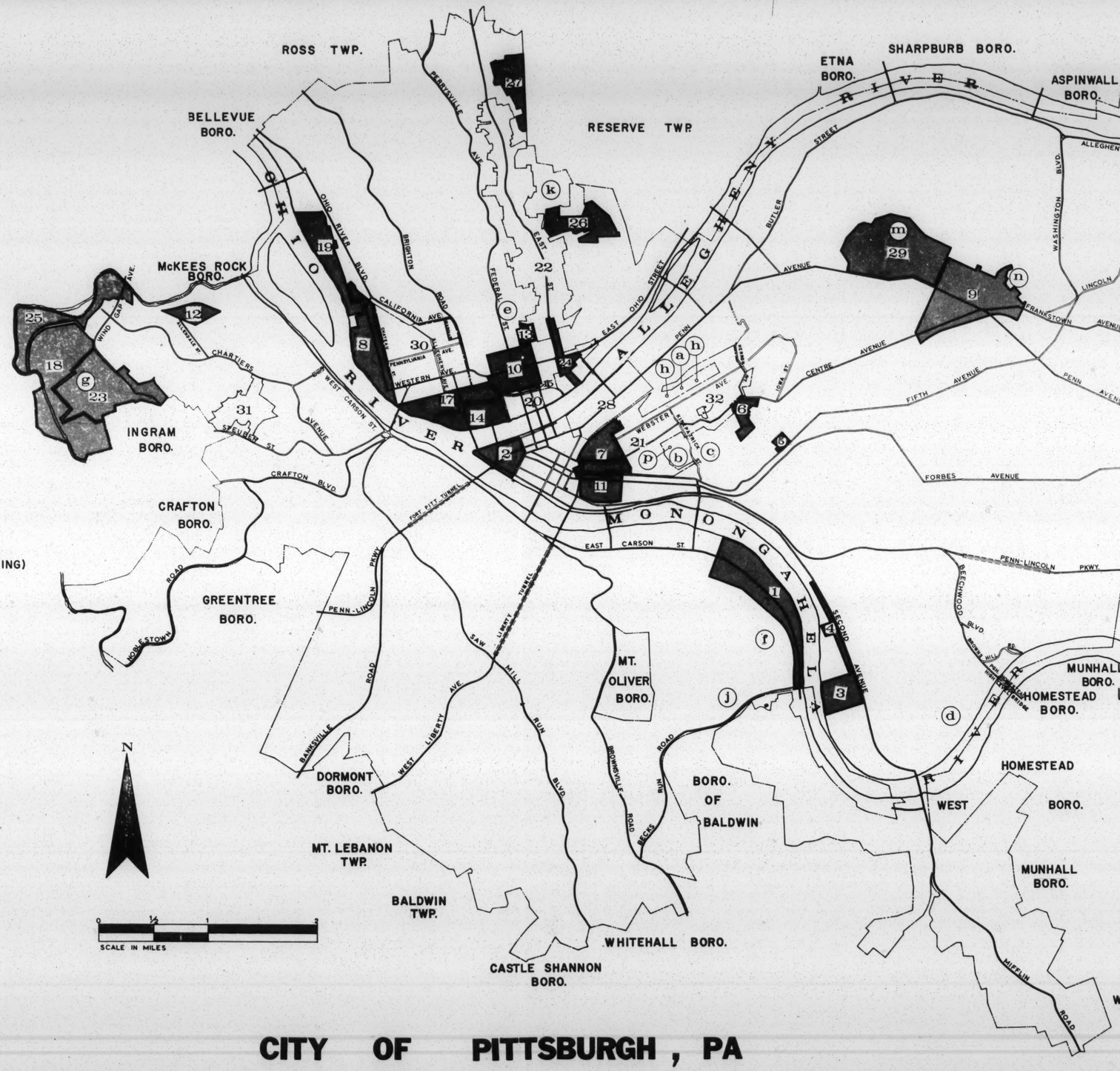
Urban Redevelopment Authority of Pittsburgh
September, 1967

RENEWAL AREAS

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

LEGEND: NON-FEDERALLY AIDED PROJECT; FEDERALLY AIDED PROJECT; STUDY AREA

1 J&L SOUTH SIDE
2 GATEWAY CENTER-POINT STATE PARK
3 J&L HAZELWOOD
4 J&L SCOTCH BOTTOM
5 DESOTA-THACKERAY
6 CENTRE-MORGAN
7 LOWER HILL
8 CHATEAU ST. WEST
9 EAST LIBERTY
10 ALLEGHENY CENTER
11 BLUFF ST.
12 SHERADEN PARK HOUSING
13 ALLEGHENY GENERAL HOSPITAL
14 STADIUM
15 ALLEGHENY SOUTH
16 HOMEWOOD NORTH
17 REEDSDALE-RIDGE
18 CHARTIERS VALLEY INDUSTRIAL PARK
19 WOODS RUN
20 FEDERAL-ANDERSON (UNDER STUDY)
21 MIDDLE HILL (UNDER STUDY)
22 EAST STREET VALLEY (UNDER STUDY)
23 BROADHEAD FORDING (FINAL PLANNING)
24 EAST ST. INTERCHANGE (ADVANCE PLANNING)
25 CHARTIERS VALLEY (UNDER STUDY)
26 VALLEY VIEW (ADVANCE PLANNING)
27 HARPEN HILLTOP (ADVANCE PLANNING)
28 PENN PARK (UNDER STUDY)
29 GARFIELD CODE ENFORCEMENT (ADVANCE PLANNING)
30 MANCHESTER-ALLEGHENY WEST (UNDER STUDY)
31 GREENWAY (UNDER STUDY)
32 KEYSTONE PARK (UNDER STUDY)



LOW-RENT PUBLIC HOUSING

HOUSING AUTHORITY-CITY OF PITTSBURGH

	NAME OF HOUSING PROJECT	NO. OF UNITS
a	BEDFORD DWELLINGS	420
b	ADDISON TERRACE	802
c	ALLEQUIPPA TERRACE	1,851
d	GLEN-HAZEL HEIGHTS	999
e	ALLEGHENY DWELLINGS	282
f	ARLINGTON HEIGHTS	660
g	BROADHEAD MANOR	448
h	BEDFORD DWELLINGS ADDITION	460
j	ST. CLAIR VILLAGE	1,089
k	NORTH VIEW HEIGHTS	999
m	GARFIELD HEIGHTS	632
n	HAMILTON-LARIMER	324
p	ADDISON TERRACE ADDITION	194

REVISIONS			
NO.	DATE	DESCRIPTION	DRAWN
	8/1/67		E.E.G.

CITY OF PITTSBURGH, PA

Prepared by
Urban Redevelopment Authority of Pittsburgh
200 Ross St. Pittsburgh, Pa.

PITTSBURGH FACTS

The City and the Urban Region

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Description of Regional Units By Definition of Terms

Trade Area: Includes southwestern Pennsylvania, northern West Virginia, eastern Ohio, with population of approximately six million within 100-mile radius of central city.

Industrial Region: Nine southwestern Pennsylvania counties (Allegheny, Westmoreland, Beaver, Butler, Washington, Armstrong, Greene, Fayette and Lawrence), as defined by Regional Industrial Development Corporation, non-profit agency based in Pittsburgh. Total land area: 6,239 square miles. Population (1960): 2.9 million.

Planning Region: Six counties (Allegheny, Westmoreland, Washington, Beaver, Butler, Armstrong), as defined by Southwestern Pennsylvania Regional Planning Commission. Land area: 4,501 square miles. Population (1960): 2.6 million.

Standard Metropolitan Statistical Area (SMSA): Four counties (Allegheny, Beaver, Washington, Westmoreland), as defined by United States Census Bureau. Same counties comprise Pittsburgh Labor Market. Land area: 3,051 square miles. Population (1960): 2.4 million. Nation's eighth largest SMSA.

Allegheny County: Residential urban core of region; second largest county in Pennsylvania; ninth in national rank. Comprised of 129 independently-governed municipalities. Surrounding City of Pittsburgh are three smaller cities, 82 boroughs and 41 townships ranging in population from under 150 to over 55,000. County also contains 109 separate school districts with independent elected boards and autonomous taxing powers; 131 local public or quasi-public authorities; 210 major non-profit private agencies operating in voluntary fields of community service. County land area: 730 square miles. Population Trends: 1950 Census, 1,515,200; 1960 Census, 1,628,600; 1965 Census Bureau projection, 1,587,000; 1970 projection, 1,640,000. Governmental structure: Three-member Board of Commissioners (elected) with both administrative and legislative powers.

Central City: City of Pittsburgh, governmental seat and employment nucleus of Allegheny County; urban base of Western Pennsylvania; regional center of trade, banking, management, transportation, higher education, health services and other enterprise. Land area: 55 square miles characterized by same topography prevailing throughout Western Pennsylvania; steep slopes and three major waterways confine buildable area to approximately 38 square miles. Population trends: 1950 Census, 676,806; 1960 Census, 604,332; 1966 projection (Department of City Planning), 574,000; 1970 projection, 557,000. Governmental structure: Mayor-City Council (nine elective members).

General Background

Condition-Outlook

Over the past four years, Pittsburgh, in both City and regional context, has been in an ascending state of general prosperity. Business investment, employment and personal earnings have steadily risen toward new heights, and economists foresee a continuing and even faster rate of increase in 1967.

The main stimulus, obviously, is the high level of the national economy. Serving national and world markets as it does, the Pittsburgh region has reacted dynamically to extraordinary circumstances affecting those markets. This follows a pattern of the past 150 years of development influenced by market demands for iron, steel, coal and glass. All segments of the regional economy -- from urban center to smallest village -- are deeply rooted in these dominant industries.

Because of that, the regional economy, since 1910 and in direct contrast to the previous 50 years, has not grown at the same rate of the nation as a whole. While other major urban centers were diversifying job opportunities in both manufacturing and white-collar fields, the region continued to follow rigidly in the path of its big, specialized industry. Employment opportunities in Pittsburgh-identified industries have diminished primarily as result of decentralization of plant operations and introduction of new technologies.

Between 1910 and 1960, as the population grew by one million persons, fewer than 300,000 new jobs became available in the region. Production employment declined largely because of loss of over 75,000 coal mining jobs, and non-manufacturing employment did not increase sufficiently to compensate. In 1960, Pittsburgh had fewer jobs to offer in service, business, professional and other non-manufacturing fields than any other metropolitan area of comparable size.

This is a consequence of its early predominance in basic industry. Since the start of the steel era after the Civil War, Pittsburgh essentially has been a workers' community, provincially limited in opportunities for those inclined toward varied enterprise not directly dependent upon steel and coal. By the very nature of its industrial growth before 1900, the Pittsburgh economy developed weaknesses which, even in most prosperous times, have perpetuated conditions of poverty among a disproportionately large sector of the population.

In the current round of booming economic activity, the same inherent weaknesses are more apparent than ever in public attention focused on such persistent community problems as: chronic joblessness; under-employment; a high proportion of untrained and unskilled persons; inadequate job opportunity for women; large concentrations of deteriorating housing; an aging population resulting from a continuing rate of population net-outflow (mostly younger adults) since 1930.

However, the present situation contains new elements which have the potential of giving the general economy a measure of balance previously lacking. In the years since the end of World War II, many significant strides have been taken in improvement of the community environment to modern urban standards more conducive to business, industrial and residential growth.

With impetus derived from an unprecedented degree of joint action by public and private enterprise, two major deterrents to economic development -- dense smoke and regularly flooding rivers -- have been removed. Redevelopment of Pittsburgh's historic Point area, a pioneering effort starting prior to 1950, has led to reconstruction of approximately one-third of the Downtown business district. From the early ventures has come a succession of broad-based planning and action programs in economic, social and physical development throughout the City and region. The rate of progress toward community goals is indicated, in part, in the text that follows.

Summary of City-Regional Trends And Actions

Employment And Earnings:

- In 1966, over one million persons were gainfully employed in the nine-county industrial region. This represents nearly 38 per cent of the total population, highest level in history. Less than three years ago, the entire region, part of the Appalachia belt, was classified as economically distressed by the U. S. Department of Commerce. Presently, only two of the nine counties are so classified. Fayette County, where unemployment prior to 1963 exceeded 26 per cent, recently reported an acute shortage of skilled workers. Unskilled labor, the result of declining coal mining operations, is still in surplus.

- Unemployment in the four-county Pittsburgh Labor Market dropped to its lowest point on record in November, 1966 - 2.3 per cent of the labor force. This represents a consistent decline from record highs of 9.8 per cent in 1958, still over 9 per cent in 1961; and 4.4 per cent in 1964; 3 per cent in July, 1966. Both City and regional unemployment rates were below national and State averages reversing a pattern of many years.

- Unemployment among Pittsburgh Negroes was estimated at 15 per cent in 1964 by a National Urban League study, but reported by the Federal Equal Opportunity Commission to have dropped below the national average of 7.9 per cent in November, 1966. Unemployment in the Middle Hill District of the City was estimated in 1964 at approximately 26 per cent of the labor force, and currently is believed to be about 18 per cent.

- In four years more than 7,000 idled workers in region have been retrained for new jobs through manpower training programs aimed at easing chronic unemployment and meeting expanding demand for technically-skilled persons. Over 80 per cent have been placed in jobs. Expansion of training programs, directed primarily to unskilled persons, is taking place in connection with local and regional anti-poverty efforts under the Economic Opportunity Act and Appalachian Development Program. At least four new vocational-technical schools are planned in Allegheny County.

- Since June, 1966, eight anti-poverty employment centers in the City have placed more than 5,000 adults and youths in regular jobs and work projects of the Jobs Corps and Neighborhood Youth Corps.

- Prior to 1964, approximately eight per cent of SMSA residents filing income tax returns reported gross incomes over $12,000 yearly; 58 per cent earned under $6,000.

Capital Investment and Industrial Development:

- Capital investment in manufacturing expansion in nine-county region has exceeded one billion dollars in four years, and is expected to reach higher levels in 1967, according to the Regional Industrial Development Corporation.

- Administrative consolidations by major companies within the past three years, involving substantial expenditure in construction of new office and related facilities, have improved Pittsburgh's stature as a national center of corporate headquarters and industrial research.

- Since 1962, industrial development efforts have expanded substantially. Primary emphasis is directed to expansion of existing manufacturing plants (nearly 8,000 within a 100-mile radius and over 2,700 within a 50-mile radius of Pittsburgh) and to new growth through regional research resources. New production methods and techniques have resulted, for example, in modernization and expansion of several of the region's oldest steel-making facilities, which in 1962 had been expected to be phased out of operation.

- The Regional Industrial Development Corporation (RIDC), a non-profit agency backed by Pittsburgh business and government, was instrumental in 1966 in formation of the Southwestern Pennsylvania Economic Development District to function as the agency for both the Economic Development Act and Appalachia programs. In addition, some 54 private lending institutions have committed over $9 million to RIDC's own industrial development fund. RIDC has participated in expansion and relocation decisions involving over 900 companies and more than 6,000 jobs. Also operating within the region are 50 local industrial development organizations.

- Business, institution, foundation and governmental expenditures have accelerated expansion of education, health and social services, research, corporate administration and other of the region's fastest-growing sources of white-collar employment within the City. In large measure, this has been generated by a high degree of public-private inter-action in aggressive planning, development and urban renewal oriented to economic and social growth.

- Industrial research continued its dramatic growth of the past 15 years as an increasingly important source of (1) new and well-paying jobs, and (2) technological advancement leading to development of new products and industrial diversification. Within the region are some 150 major laboratories employing more than 15,000 scientists, engineers and technicians, plus several thousand clerical, maintenance and service workers.

Pure and applied research, as related to the region's major potentials for industrial growth, is producing significant results in such areas as nuclear physics, space engineering, new uses of primary metals and coal, electronics, chemicals, data processing, rapid transit. In part, the region's recent resurgence in steel-making is attributed to development of new basic oxygen processes.

Regional Planning:

- The Southwestern Pennsylvania Regional Planning Commission was organized in 1962 to develop economic unity through an inter-county approach to regional problems. This officially-recognized commission consists of elected officials and community leaders representing each of six counties (in which are located a total of 196 separate municipalities with 1960 populations of more than 2,500). Staff services are provided by the Pittsburgh Regional Planning Association, non-profit pioneering agency which in 1959 initiated the region's first comprehensive economic study in cooperation with the University of Pittsburgh's Center for Regional Economic Studies, also engaged in Appalachia regional studies. A recently-completed study proposes land uses of open space, including outdoor recreation (187,000 acres) and reclamation of land (69,000 acres) blighted by abandoned strip mines, slag and coal dumps. Highway, water and other studies are underway.

- The Pittsburgh Area Transportation Study, projecting highway and transit routes and priorities, has been expanded and incorporated in regional planning activities.

- The Allegheny Seminar, for past several years a forum in which all segments of the community have been represented, gained permanent status in 1966 to promote coordination among the 129 municipalities of Allegheny County.

Population Growth:

- Between 1950 and 1960, the region's population increased by 8.7 per cent, as compared with the following averages: State-wide, 13 per cent; nation-wide, 18.5 per cent; all Standard Metropolitan Statistical Areas, 24 per cent; 24 largest urban centers, 45 per cent. Provisional estimates by the U. S. Census Bureau indicate out-migration of about 130,000 persons between April, 1960, and July, 1962, as well as a net decline in total population. More recent projections point to a leveling off of this trend and an overall population increase by 1970. The central City population is expected to continue its decline,though at a much slower rate than in the 1950-60 decade.

Municipal Operations:

- Multiplicity of local governing and taxing bodies within Allegheny County (239 separate governmental and school district units) is believed to be more extensive than in any other U. S. county. This has raised crucial questions as to the community's capacity to keep pace with increasing urban needs for services and amenities.

A recent study of public finance, however, showed that combined governmental revenue is sufficient on a community-wide base but not at various local levels. Municipalities have found it increasingly difficult to meet governmental operating costs rising at an average rate of over 5.6 per cent per year since 1957. The problem is particularly severe for 50 older industrial communities with declining population and narrowing tax base.

- The City of Pittsburgh's operating budget for 1967 (at $74 million) represents an increase of 285 per cent in the past 20 years. Its capital improvement budget, mainly supported by bond funds, was, in 1966, approximately 700 per cent higher than in 1946. To meet rising costs and provide new and improved services demanded of an expanding regional center city, the City government has increased the real estate tax rate by nearly 50 per cent in 20 years and adopted eight major new tax measures. Limitations in State law prevent the City from deriving other than a negligible amount (through such measures as parking and occupational taxes) of revenue from suburban dwellers who hold approximately one-third of all jobs located in the City.

- Allegheny County, though 93 per cent urbanized, remains under a governmental structure politically and philosophically tuned to the rural past. A few City functions, such as public health, have been transferred to County jurisdiction; efforts are continuing toward coordinated action and joint fiscal responsibility for major regional services based within the City.

The City As A Regional Center

The City of Pittsburgh occupies less than eight per cent of the total land area of Allegheny County. But it is the location of nearly half of a total of some 600,000 jobs within the county. It also is the centralized base of major facilities and activities directly serving banking, business, educational, health, entertainment and other needs of nearly 1.8 million suburban dwellers within and beyond county borders.

In the past 15 years, through public and private programs in planning and renewal, the City has steadily moved forward in the two-fold role to which, geographically and historically, it is best qualified: (1) Serving the region on a day-to-day basis; (2) generating industrial and other economic development through such major areas of activity as:

Corporate Administration: Pittsburgh, one of the nation's three largest corporate headquarter cities, is home base of more than 100 major companies principally oriented to national and world markets. Among these are 23 of the nation's 500 largest corporations. World-wide invested capital of the 23 Pittsburgh-based companies aggregates $13 billion, exceeding that of every other city except New York. By comparison, the 38 largest Chicago-based corporations have invested $9 billion in world markets.

Downtown Development: The City's compact central business district (350 acres) is the site of one of every eight jobs in the region and a growing resource of white-collar jobs. Indicative of that is the rate of construction: Since 1950, more than three million square feet of new, non-governmental office space has been constructed. This is about 85 per cent of the increased market demand projected to 1980 by the 1962 Downtown master plan. Presently under construction and scheduled to begin in 1967-68 are six major developments which by 1970 will account for an additional three and one-half million square feet of new, private office space.

Total employment in the Downtown area is estimated at over 105,000 persons. In three years, office employment has increased by more than 3,000 to a total in excess of 70,000. A related facet is the emergence of a Downtown residential market. In 1962, Downtown had about 850 permanent residential units, mostly in hotels. Since then, 955 new apartment units have been completed, 288 are currently in construction and an additional 450 are in design.

Higher Education: Three universities and five major colleges located within the City (including four in or near Oakland and two in the Downtown area) are expanding facilities and curricula to meet educational needs. Total enrollment currently is approximately 35,000 students. In increasing number, teaching and research programs are being oriented to community service fields, such as social work, urban affairs, business development, local government, public health.

In addition, the eight institutions,with about 7,000 jobs between them, represent an expanding source of employment. Total expenditures by Pittsburgh universities and colleges are increasing at an average rate of more than 12 per cent a year, faster than in any other field of local community service. Major 1966 developments:

- University of Pittsburgh, previously a private institution, became State-related, enabling it to reduce student tuition and at same time regain financial means to further develop its physical facilities, teaching programs and wide-range of research projects.

- Carnegie Institute of Technology, privately-supported, joined with Mellon Institute of Industrial Research to form a major new university. Much of the research carried on at company centers in the region originated at or is now related to activities of Mellon Institute. Current anti-smoke laws are based on pioneering air pollution studies conducted at Mellon Institute in 1914.

- A county-wide Community College system was established to accommodate City and regional students otherwise without means to attend college. The first of five campuses is in operation in North Side Pittsburgh.

Health Service: In its rising rate of expenditures (about 10 per cent a year), this field is second only to education. One of the nation's largest complexes of hospitals, clinics, medical laboratories and related facilities has developed in the Oakland district of the City, in connection with the Pitt Health Center there. Since the early 1950's, more than 20 major new health buildings or additions have been erected in the Oakland Center. In addition to numerous public and private facilities, Oakland is the office center for more than 300 physicians. Hospitals and medically-related activities account for most of Oakland's 22,000 jobs.

Light Industry: Mainly through City planning and urban renewal programs, large amounts of vacant, uneconomically-used and publicly-owned land are being converted to industrial park sites for light manufacturing, distribution and service industries. Many in-city companies with congested and obsolescent physical operations thus have been enabled to modernize and expand. A special land reserve fund was established by the City government in 1965 to assist companies in relocation problems. Under a non-Federally-aided renewal project, 280 acres of mostly vacant land at the western extremity of the City are being developed into an important center of food and other types of distribution. This, coupled with other such renewal projects in Pittsburgh's North Side, is permitting the City to more effectively handle the region's trucking, wholesaling and warehousing requirements.

History of Physical-Economic Development And Problems

Pittsburgh - City and Region

The present industrial character of the Pittsburgh regional community was shaped by two basic factors:

(a) Strategic location interspersed by three major inland waterways (Ohio, Allegheny and Monongahela Rivers) providing access routes to other sections of the country.

(b) Vast quantities of land rich in soil and plentiful in timber, coal, iron ore and other natural resources.

Development of the region -- from wilderness and Indian territory under Iroquois jurisdiction to foremost center of manufacturing industry -- follows four distinct cycles of economic growth and change:

1. 1750 - 1800: After advent of early trappers, traders and land settlers, development centered at the fork of the three rivers, known later as the Pittsburgh Point; focal point of the British-French struggle for control of western continent, and of subsequent trade activity serving civilization's westward movement over Allegheny Mountains.

Eastward from the Point, site of England's Fort Pitt, the topography rose gradually into sharper grades. As development progressed, grades were lowered, ponds and creeks filled in, and Point land raised.

The original town plan of streets, in 1783, embraced the river-formed triangular area now the City's central business district (Golden Triangle). Directly across the Allegheny River to the north, a separate community (Allegheny City originally and now North Side Pittsburgh) concurrently came into being as the result, primarily, of extensive land grants to Revolutionary War soldiers. Its growth impetus stemmed from extensive agricultural enterprise (farming operations may still be seen today within that in-city area) and industrial activity.

In early years, Pittsburgh's prime economic pursuits were farming, livestock and grains, and accommodation of westward-bound traffic, but beginning to turn to manufacturing. As early as 1792, cannonballs were turned out by the region's first iron furnace. Other early industrial activity included whiskey, glass, boat-building and saltworks. At the close of the century, the City had 63 stores and 1,565 residents.

2. 1800 - 1860: The War of 1812 provided additional incentive to manufacturing. By 1816, the year in which Pittsburgh was elevated from borough to city status, dozens of iron smelting furnaces and glass factories, burning charcoal made from native timber, were operating in the region. Dense smoke was already a community problem. Development of the steamboat turned Pittsburgh into a major coal port and transportation terminal. In 1815, the City, with a population of under 4,000, received some 6,000 Conestoga wagons with goods from the east and returned them with Pittsburgh products. Such trade activity expanded for a time, after the Pennsylvania Canal reached the city in 1829, but then declined because of high wagon freight costs and the rise of new frontier towns in the Midwest and Great Plains.

Initiation of rail service to eastern cities in 1851-52 gave new momentum to Pittsburgh, and as railroads moved westward vast markets opened for Pittsburgh-made goods. In 1859, three-fourths of the region's people still derived their livelihood from commerce and farming, but the number of factory workers had grown to 23,000. Metals production accounted for 64 per cent of those jobs. The remainder were among many different types of manufacturing, including: textiles, tobacco, food, leather goods, rope, chemicals, brick, tile, glass, ship-building.

As manufacturing increased, the paradox of extreme poverty amidst growing prosperity became imbedded in the Pittsburgh economy. When adversely affected by tariff and other market conditions, business owners reduced minimal pay levels even further. Iron workers formed their first union and frequently went on strike for long periods. During these years, long bread-and-soup lines were not uncommon sights in Pittsburgh, particularly in recession years such as 1857. Even when employment was regular, most families lived in flimsy wood houses close to rivers and plants. Floods, disease and fire were a constant threat.

The City's first water reservoir, built in 1828 on a Hill District site still devoted to that purpose, soon became inadequate. In 1845, fire destroyed 24 blocks of property in the heart of the City. Afterwards, brick and iron came into wider use as structural materials, replacing wood, and citizens crusaded for better water supply, fire protection and sanitation.

In the 1840's and 1850's, Pittsburgh also was grossly deficient in social and cultural life. For the largest part, literary, musical and other cultural events were centered in Allegheny City, which also was a hotbed of anti-slavery and other social protest activity. The region's wealthiest families lived in Allegheny City - in elegant mansions built on ridges high above unpredictable rivers. The poor lived in river bottoms and atop the steepest hills or in other isolated areas lacking vehicular access.

To create more space for business and residential construction, the City, in 1847, undertook the first of a series of excavation projects to ease steep grades restricting growth. Grant's Hill (lower portion of the Hill District) was lowered 20 feet. In the hills just beyond the City's eastern boundary (present Hill District), separate rural communities, chiefly geared to farming and coal-mining, had started to form. Affluent citizens moving outward from the City established homes in the area, and the City's first two permanent hospitals were built there. Fugitive slaves found refuge in the Hill District, though in lesser number than in Allegheny City.

3. 1860 - 1910: In the first three years of the Civil War, wage rates tripled for iron puddlers as Pittsburgh industry expanded to meet most of the Union's needs for cannon, caisons, armor plate, warships and other iron products. But the war-time level of such manufacturing was only a small portent of what awaited the region over the next four decades of industrial revolution, as illustrated by population growth in that period:

	1870	1890	1910
City of Pittsburgh	86,076	238,617	553,905
Allegheny County	262,200	552,000	1,018,463
Six-County Region	485,400	888,100	1,612,400

Job opportunity obviously was the magnet which attracted hundreds of thousands of European emigrants to the Pittsburgh region. In the 50 years to 1910, the supply of jobs increased at an average rate of over 40,000 per decade, with the overwhelming proportion of new jobs in steel plants, coal mines and glass factories. By 1910, those three industries employed upwards of 260,000, or more than 43 per cent of all persons working in the region. The prime reasons for growth were:

(1) Expanding railroads requiring ever-increasing quantities of rails and locomotives, and also making national and world markets more accessible to Pittsburgh industry.

(2) Technology leading to faster mass production of steel - e.g., the Bessemer converter, rolling mills and use of coke instead of charocal to fire blast furnaces. These and other innovations, applied by such pioneers as Andrew Carnegie and Henry Clay Frick, greatly speeded up steel-making processes.

In the late 1880's, some 10,000 "bee-hive" ovens in the Connellsville area were producing coke to feed growing numbers of steel mills built on river sites. From under 4,000 in 1860, miners increased in number to about 75,000 in 1910. In rapid succession, hundreds of new mill towns and mining villages were established on riverfront and farming land near plant operations. While some later were annexed by the City of Pittsburgh, most remained separate and developed into independent municipalities, many with strong ethnic traits.

In response to the demands of growth, the City broadened its land area from two to 27 square miles through annexation of five townships in 1868 and 11 boroughs in 1872. The first embraced what is now Pittsburgh's East End, including Oakland and the Hill District, and the second, South Side and West End areas then containing large concentrations of glass factories and iron-making facilities. Within two decades after 1880, the rural atmosphere of the Hill District was displaced by ethnic and racial concentrations largely comprised of families of lowly-paid and frequently laid-off workers.

Steel production increased at accelerating pace, but, because of new processes, workers were more plentiful than jobs. Competition for jobs led to reductions in pay to laboring rates as low as $1.40 for 10 hours, while personal fortunes of factory owners grew. Class conflict erupted frequently in strikes and mass violence. In 1877, railroad riots in the City left 61 dead and 150 injured; in 1892, strikers held control of the Homestead steelworks for one week following a pitched battle with a force of 300 Pinkerton detectives. During these years, a heavy pall of black smoke from plant chimneys shrouded the area, and repeated floods caused extensive property damage and loss of life.

Meanwhile, the ascending steel-and-coal economy stimulated physical and cultural development in the City. Structural use of steel was demonstrated in a dozen office skyscrapers which rose in the downtown area. Extensive philanthropies by industrial leaders, chiefly Carnegie, resulted in development of libraries, city parks, music, art and other cultural and educational facilities, with Oakland the prime center. In this period also, the Pittsburgh region gained new industrial enterprise through discovery of petroleum and natural gas deposits, and development of aluminum, electrical machinery and food processing industries. But steel became more dominant than ever in 1901 when nine leading companies were combined into the gigantic United States Steel Corporation.

In 1907, Pittsburgh ranked as the nation's sixth largest city as result of a voter-approved merger with Allegheny City, which had fallen into economic deterioration. In 1910, the Russell Sage Foundation published the six-volume Pittsburgh Survey, the nation's most comprehensive sociological study to that time. It found factory, living and other community conditions generally at a critically low level, and noted that in 1907-08: "The better neighborhoods offered no amelioration to the lot of people who lived on the Hill, in Woods Run or along the river fronts. Geographically and financially, they were and are out of the reach of the thousands."

4. 1910 - 1960: The steel-iron-coal economy of the Pittsburgh region reached its peak of industrial predominance in the years just prior to World War I. Since then, it has been in a continuous state of "relative decline," as reported by the 1959-62 Economic Study of the Pittsburgh Region. Throughout this period, in other words, economic growth in the region was consistently slower than that of the nation as a whole, in contrast to the 50-year cycle prior to 1910, and the average rate of unemployment substantially higher.

While retaining its reputation of long standing as the "steel capital of the world," the region no longer could look to steel and coal production as a primary source of new blue-collar jobs. All of the region's 11 largest basic steel manufacturing plants were erected on their present sites prior to 1911. These have been expanded and modernized; and secondary operations and small specialized fabricating plants have been constructed at other locations. But, the steel industry, decentralizing since 1911, has shifted to other sections of the country for construction of all-new, totally-integrated steel plants of major size. Thus, except in periods of war and other national emergencies, employment opportunities for steelworkers have steadily narrowed. In the meantime, production jobs in the coal industry, after reaching a peak of 82,000 in 1914, decreased to a total of 11,638 in 1960.

Further, mainly because of traditional over-dependence on steel and coal, the region's economy did not fully develop to urban requirements for diversity in career and job opportunities. Not enough new white-collar jobs, including low-skill occupations, were created to offset 50 years of absolute decline in manufacturing jobs. On a per capita basis, the region's employment rates, in 1960, were below those of other metropolitan areas of comparable size in retail and wholesale trade, transport and communication, business, insurance, real estate, professional and educational services; public administration; domestic and other personal services. Linked to that is the region's low proportion of total employment in relation to total population -- 34.6 per cent in 1960, lower than the national proportion and that of all of the other largest metropolitan centers.

The net effect can be readily seen in population trends: In the three decades prior to 1910, the region's rate of population growth was substantially higher than that of the nation as a whole; since 1910, the regional population has grown at a substantially slower rate than the nation's. Since 1930, the most productive segment of the population -- those in younger age groups (20 to 40 years)-- has been in consistent decline because of out-migration.

Thus, the region's economy failed to acquire sufficient strength either to maintain its population, or to cushion the impact of economic recession at the national level. This was most apparent in the depression decade of the 1930's when thousands of residents were forced into free food lines to avoid starvation. It was from Pittsburgh that a jobless army of 15,000 men marched to Washington to appeal for relief. However, even in the preceding boom years of the 1920's, as in earlier periods of high prosperity, a large proportion of workers' families lived in conditions far below standard.

> Within the City proper, an absence of general prosperity was especially evident in the largest part of the Hill District, which by then had grown into the region's largest ghetto of under-income and over-crowded families. One-fourth of the population then was Negro and 62 per cent was foreign-born, chiefly of Jewish, Italian and Irish descent. Home ownership was low (14 per cent); raw sewerage was discharged from houses; disease and infant mortality rates were excessive; most houses were without central heating and many did not have inside toilets. Mixed with these conditions was an extensive amount of prostitution, gambling and speakeasies. After 1930, the area became predominantly Negro.

On momentum of the post-war boom, a dozen or more major office buildings, hotels and other structures were built in Downtown Pittsburgh and Oakland in the 1920's. In that decade also, the City, in a move to relieve its pressing problem of land congestion, annexed several more areas, still largely undeveloped, in the adjacent South Hills section. In 1929, a metropolitan area plan for Allegheny County was approved by popular vote but failed to obtain two-thirds of the vote in each of the county's 62 municipalities, as required by State legislation. Thereafter, the City remained confined to 55 square miles, while the number of surrounding suburban municipalities increased to a total of 128 within the county.

In 1936, Pittsburgh and the entire region suffered the most disastrous of 112 floods of record since 1852. After flood waters receded, Pittsburgh and communities throughout the tri-state area joined in an appeal for Federal construction of nine flood control dams. Along with that, other community efforts were initiated, but suspended with the start of World War II. During the war, the Pittsburgh region produced 95 million tons of steel, one-fourth of the nation's total, and $19 billion worth of munitions and other war goods. In 1943, business, governmental, labor and educational leaders formed the Allegheny Conference on Community Development. At the end of the war, this organization, unique in Pittsburgh's history, united governmental and business interests in a highly successful drive for accelerated flood control,smoke control, industrial development and urban redevelopment.

Population Migrations and Concentrations

Foreign-Born: The earliest immigrants (traders, farmers, ex-soldiers, boatmen, frontiersmen and imported indentured servants) were of English, Scotch-Irish and German origin. After 1800 and continuing into the 1870-1910 era of industrial growth, natives of the United Kingdom, Ireland and Germany led the migration waves. Starting in the 1880's, they were joined by eastern Europeans -- chiefly from Poland, Czechoslovakia, Austria, Russia and Hungary -- in such rapidly increasing numbers as to comprise, in aggregate, nearly half of the region's foreign-born population by 1910. From 1910 to 1930, immigrants from southern Europe, primarily Italy and Yugoslavia, accounted for the region's last major increase in foreign-born population.

In the peak year of 1910, foreign-born persons numbered more than 400,000, one-fourth of the total population of the region, but from then on in steady decline. The 1960 Census shows six per cent of the total population as foreign-born and another 23 per cent as American-born of foreign parentage. The largest single nationality group is Italian, followed, in order of numerical size, by Polish, German, Irish, Czechoslovakian and Austrian. Jewish residents comprise a substantial proportion of the Polish, German, Russian and Hungarian populations of the region.

Negro In-Migrations (other races excluded, inasmuch as their combined total of persons is less than one per cent of non-white population): First Negro settlements appear to have been established outside Pittsburgh, principally in the Uniontown area to the south. By 1830, the City population of 12,500 included 453 free Negroes and an unknown number of runaway slaves. Slavery was still actively practiced, as indicated by the Allegheny City 1830 Census showing eight slaves apart from 2,801 citizens. With growth of the abolitionist movement, Pittsburgh, in the 1840's, was a major receiving station for fugitive slaves arriving by riverboat. Passage of the 1850 Fugitive Slave Law increased movement of Negroes into Pittsburgh, many continuing onward to Canada. Most of those remaining settled in the Hill District or Allegheny City (North Side). Many operated barber shops and other businesses, or worked in hotels serving river trade.

In 1860, a total of 5,400 Negroes lived in six counties of the region, with about two-thirds in Pittsburgh and Allegheny City. The Pittsburgh census of that year showed 2,725 Negroes, of whom many were single men subsisting in squatter villages subject to attack and burning by white citizens. Largest of these was "Haiti" (in the vicinity of present Crosstown Boulevard where Downtown extends into the Lower Hill). Just beyond (in Middle Hill area) was "Lacyville," site of some of the City's finer homes. After the Civil War, Negro migrations followed in the pattern of the European migrations, though at slower rate. Large numbers were imported from the South to lay track and work in railroad yards. The fastest rate of increase was in the 1890-1900 decade, when the Negro population grew by 85 per cent to a total of 36,000 in the region.

The last major inflow of Negroes was stimulated by the South's sagging cotton economy in 1915 and the North's World War I industrial surge. In 20 years the region's Negro population more than doubled, reaching 108,000 in 1930. Since then, Negro in-migration has been at a relatively low level and, in large measure, the result of overflow from Detroit, Cleveland, Chicago and other Northern urban centers offering substantially greater job opportunity.

In 1960, the four-county metropolitan area population included 161,500 Negroes, with 100,692 of those in the central City and 33,430 largely concentrated in Braddock, Rankin, Homestead, McKeesport and a few other industrial communities of Allegheny County.

Prior to 1950, over three-fourths of the Pittsburgh Negro population resided in the Hill District, East Liberty and adjacent Homewood sections embracing four of the 32 City wards. Of the remainder, most were part of smaller concentrations in North Side, Beltzhoover (South Hills) and South Oakland. Half of the 1950 Negro population lived in the constricted Hill District area between Downtown and Herron Hill-Schenley Heights (Upper Hill neighborhoods which until the 1930's were closed to Negroes as well as Jews). In the 1950-60 decade, nearly 1,900 families (one-third white) moved out of the 95-acre Lower Hill redevelopment area. Of 1,239 Negro families originally in that area, 788 were traced in initial moves to the Middle and Upper Hill, nearby Bluff and Soho area -- most (447 families) going into low-rent public housing communities. In the same decade, the Middle Hill population (not including Lower Hill redevelopment area) decreased at a rate of 2.2 per cent per year. From 1960 through 1964, the rate of decline, according to an Urban Redevelopment Authority survey, increased to 5.2 per cent per year.

Population Mobility: As noted previously, Pittsburgh neighborhoods and, in many cases, entire towns developed along ethnic lines. Slavic people of differing national origins populated mill, smelter and coal-mining communities throughout the region. Within the central City, they formed solid and relatively stable concentrations in such sections as Lawrenceville, Bloomfield, South Side, Hazelwood and parts of the North Side. Germans settled in the North Side and later Mt. Washington. The lower two-thirds of the Hill District, after having been sparsely populated by more affluent families and Negroes, was the largest reception area for European Jews and Italians arriving in the 1880-1910 migration waves. Though scattered throughout the City, a large segment of the Irish population, including those forced out of the Point area by developing business, could be found in the Hill District and Oakland neighborhoods.

In the early 1900's, the Jewish population was predominant in the Hill District, where some 35 synagogues were located at one time. In 1895, the Irene Kaufmann Settlement was established there and rapidly developed into a major center of educational, health and social services (including "free baths") primarily geared to needs of the new Jewish immigrants. The City's oldest settlement, Kingsley House, had moved from the Hill to East Liberty to serve the growing population there, including many Italians. Beginning in the 1920's, as income levels rose, Jewish families departed the Hill District in increasing numbers. Prior to 1950, they were restricted in their choice of housing, essentially, to four City neighborhoods -- the Hill, Oakland, Squirrel Hill and a section of East Liberty. While Squirrel Hill is its largest residential-business center, the present Jewish population (approximately 10 per cent of the total) is scattered throughout East End and a number of suburban communities, mainly in the East Hills and South Hills.

The Italian population, for some years confined in large part to the Hill District neighborhood contiguous to Downtown, Oakland and East Liberty, is also now widely diffused among newer suburbs. Considerable movement of Italian families was stimulated in the mid-1950's by the Lower Hill redevelopment project, followed by the Bluff Street (adjacent to Lower Hill) and East Liberty renewal projects.

Racial Migrations: In the meantime, larger Negro concentrations developed in two East End wards (comprising Homewood-Brushton and part of East Liberty). Between 1950 and 1960, the white population in those two wards decreased from 41,427 to 20,845, while the Negro population more than doubled, rising from 14,314 to 28,845. These changes resulted from large-scale population exodus from the central City. In the 24-year period from 1940, over 135,000 residents, mostly white and of middle-class status, left the central City, while the City Negro population, doubling in proportion to the total, increased by 40,000. Forty-nine other older, industrial municipalities within Allegheny County also suffered major losses of white population. These declines were accompanied by a 24-year increase of 300,200 persons in the overall suburban population of Allegheny County, obviously reflected in the growth of new suburbs with plentiful supply of undeveloped land to convert to housing sub-divisions. Among the fastest growing suburbs are Monroeville, Penn Hill, Bethel, Whitehall and a number of North Hills communities.

With rare exception, the new residential sub-divisions have real estate lines firmly drawn against Negro buyers and renters. Where housing has become available to Negroes, including those in middle and upper income ranges, new concentrations of racial segregation have developed. Within the central City, approximately 80 per cent of the Negro population resides in eight of 32 wards. Yet, a pattern of diffusion is apparent in Census data which shows the following:

- In 1960, Negroes resided in all 32 wards; half had less than 1,000 Negro residents; and seven had fewer than 500; 10 had Negro populations ranging from 1,000 to 4,000.

- In the 1950-60 decade, 14 of the 32 wards increased in Negro population by more than 25 per cent, while 11 showed decreases.

Since 1960, it is apparent that movement of the Negro population is expanding primarily in two directions: (1) northward, through most sections of the North Side; and (2) in larger numbers, eastward from the Hill District, into Oakland, East Liberty, Garfield and Lincoln Place, throughout Homewood and Brushton, and into neighboring sections of suburban Wilkinsburg and Penn Hills. A few City neighborhoods (in the South Hills and at the eastern extremity of the City), after maintaining racial balance for some years, have become entirely or predominantly Negro since 1960.

Population Characteristics

Racial Distribution	White	Non-White (a)
Pittsburgh	502.593	101,739
Allegheny County	1,492,763	135,834
(b) SMSA	2,241,909	163,526

Age Distribution	Under 20	20-60	Over 60	Median Age
Pittsburgh	200,783	408,563	94,986	32.1
Allegheny County	580,865	821,019	226,703	32.4
SMSA	870,778	1,305,752	328,905	33.8

Family Income	Under $2,000	$2,000-$5,000	$5,000-$8,000	Over $8,000
Pittsburgh	16,687	45,970	51,542	37,765
Allegheny County	32,845	102,785	151,326	127,954
SMSA	51,995	170,443	227,183	172,652

Median Yearly Income	All Families	Non-White Families
Pittsburgh	$ 5,605	$ 3,833
Allegheny County	6,173	3,862
SMSA	5,954	3,863

Median School Years Completed	All Persons	Non-White
Pittsburgh	10.0	9.1
Allegheny County	10.8	9.0
SMSA	10.6	8.9

Labor Force Participation	Women 14 Years & Over % of Total
Pittsburgh	33.9%
Allegheny County	29.9
SMSA	28.4

(a) Over 99% Negro
(b) Allegheny, Washington, Westmoreland and Beaver Counties
Source: U. S. Census - 1960

Housing Characteristics

Owner-Occupied Units	White	Non-White
Pittsburgh	82,854	8,971
Allegheny County	290,735	12,465
SMSA	448,072	15,953

Renter-Occupied Units	White	Non-White
Pittsburgh	76,076	20,435
Allegheny County	155,185	25,508
SMSA	216,473	29,245

Condition of Units	Deteriorating	Dilapidated	Without Central Heating
Pittsburgh	36,019	8,523	47,215
Allegheny County	67,809	17,444	74,542
SMSA	101,320	29,413	108,908

Occupancy of Units	1 to 3 Persons	4 or More Persons	Median
Pittsburgh	121,113	67,226	2.7
Allegheny County	286,227	197,666	3.0
SMSA	413,863	295,880	3.1

Age of Units	Built Before 1940	Built 1950-60
Pittsburgh	167,568	17,153
Allegheny County	339,014	107,242
SMSA	495,525	161,591

Source: U. S. Census - 1960

Housing Summary
City of Pittsburgh

	1960	1970 Projection
All Housing Units	196,500	187,500
* Vacancy Rate (gross)	4.1%	6.7%
Owner-Occupied Units	92,000	90,000
Renter-Occupied Units	96,500	85,000
White Owner-Occupied	52%	55%
Non-White Owner-Occupied	30%	37%
Median House Value	$ 11,000	$ 12,100
Median Gross Rent	$ 68	$ 81
Median Income (all persons)	$ 4,625	$ 5,600

(* Includes sub-standard dwellings.)

Other Facts Relative to City Housing Supply

- 62% more than 45 years old.
- 22% deteriorating or dilapidated.
- 74% of owner-occupied dwellings changed hands between 1940 and 1960.
- 75.5% of City dwellings in 1960 had central heating (compared with 33.2% in 1964 in largest portion of Hill District).
- 19,500 units overcrowded by 1960 Census definitions.
- As result of 1950-60 population loss, trend has been toward consolidation of dwellings to larger units within older structures previously converted to multi-family use; overcrowding is thus being reduced.
- Building Permit records indicate that 20,468 private dwellings and 3,698 low-rent public housing units were constructed in 16-year period through 1965. Largest proportion was apartment units; most single-family houses built in that period are owned by families in higher income group.
- Between 1960 and 1964, annual rate of residential construction dropped from 1,660 to 1,325 units per year (905 private and 430 public). (By comparison, the new construction rate in the overall Hill District was less than 10 new dwellings per year from 1940 through 1964.)

Sources: U. S. Census, 1960; Department of City Planning; Urban Redevelopment Authority.

POSITION STATEMENT

RELOCATION ACTION MOVEMENT

Presented to:

Spiro Agnew, Governor of Maryland

Thomas D'Alesandro, 3rd, Mayor of Baltimore, Maryland

Jerome Wolfe, Director of State Roads Commission

Robert Weaver, Secretary of Department of Housing and Urban Development

Alan Boyd, Secretary of Department of Transportation

Lowell K. Bridwell, Federal Highway Administrator

William Shaeffer, President, City Council

Paul Dorf, Senator of 5th District

Eugene Feinblatt, Chairman BURHA

Edgar Ewing, Commission Director, Baltimore Model City Program

Joseph D. Buscher, Deputy Attorney General for State Roads Commission

David Barton, City Planning Commission

Russell Allen, City Solicitor

Walter Lively, Executive Director of Urban Coalition

Relocation Action Movement
520 North Monroe Street
Baltimore, Maryland 21223

Chairman: John Wells
Co-Chairman: Clarence Landrum
Secretary: Mrs. Marie Mister
January 16, 1968

Statement approved by Executive Committee of the Relocation Action Movement. Prepared with assistance of Stuart N. Wechsler, Associate Director, CORE Target-City, Mary Alice Risser, VISTA Volunteer, and Carol Anderson, VISTA Volunteer.

INTRODUCTION

In the name of progress various expressways and highways are being planned for the city of Baltimore. Rivers of concrete are to be pushed through parks, areas of historical significance and most importantly serve as a source of destruction for many residential areas.

It is no coincidence that most of the neighborhoods slated for destruction are black. For too long the history of Urban Renewal and Highway Clearance has been marked by the repeated removal of black citizens. We have been asked to make sacrifice after sacrifice in the name of progress, and when that progress has been achieved we find it marked "White Only."

The members of RAM are residents and homeowners who live in the Expressway path and adjacent areas. We have united not to stymie progress but to demand justice; we do not ask for patronization but for an end to victimization.

We are presenting this position paper in the hopes that the city will wake up to its responsibility and avoid the damaging effects that thoughtless renewal projects can have. The city of Detroit stands as an example of what happens when massive numbers of people are uprooted for a prosperity they are not permitted to participate in. We will make our stand in the streets and the doorways of our homes. Unless black people's demands are satisfied the Expressway WILL NOT be built.

I. RAM seeks an end to the financial victimization by the State of tenants and owners-occupants whose homes will be condemned for the proposed East-West Expressway.

Engineers, Highway builders, Councilmen and city officials concerned with meeting a budget and a timetable are adept at citing figures and percentages. To justify the acquisition of property at the ridiculously low price they are offering now the advocates for the present method would call on their legions of numbers and figures providing "infallible" proof, in their estimation, of the necessity for quick acquisition and condemnation regardless of the human cost involved. We reject this "proof" out of hand. There can be no justification for the amount of misery and deprivation that has resulted and will continue to result as long as poor black and white people are victimized in the name of progress.

Proof of this victimization can be found in a letter from Acting Director of BURHA, Edgar Ewing to the City Solicitor's office dated November 1, 1967.

> "The average replacement cost was found to be approximately $3,000 over and above the amount received from the City for the old property. Significantly, however, the average additional cost was different in the two areas. In the I-70 (Negro) area, it was $3,900; whereas in the I-95 (White), it was $2,500. In addition we found that each owner had to pay settlement costs, refinancing charges, increased interest, etc. These costs add eight to ten percent of the value of the replacement property to the cost of obtaining replacement housing. In summary owner-occupants displaced to date by the current Expressway program have had to pay an average of $3,500 for comparable replacement housing in addition to the amount they received from the purchase of their former homes by the City.
>
> ". . .the above figures are based on our expressway experience dura period in which the supply of housing has been adequate. With the substantial relocation workload which is contemplated during the next few years, we can expect the supply of standard houses available for purchase to diminish sharply, increasing the cost of purchasing comparable property."

The facts cited above do not in themselves give an indication of the extent to which the financial loss reaches. They cannot indicate the loss that a man undergoes after purchasing a house in 1948 for $6,500 and skimping and slaving for 20 years to make the mortgage only to have the state offer a pitiful $4,000 for it in 1968. Another owner paid $6,950 in 1949, the actual sum of money paid on the mortgage amounted to over $13,000 and now the state is coming up with the"munificient"sum of $5,200 to take his home.

What do these figures mean in children deprived of education, in "dreams deferred", in the quickening erosion of the belief that America is a land of opportunity? By stealing our homes you also steal our faith in America.

In addition to the owner-occupants those of us who are tenants also suffer. We do not receive an adequate amount of money to move and the cost of searching for new and decent homes is a lost expense for us.

RAM therefore proposes that:

1. A formula be worked out that would provide all homeowners relocated from the Expressway area with enough compensation so that they can relocate in equivalent housing without any increase in debt and without having to forego any other necessities.

2. Regardless of the final route, the State buy the homes of all those residents in the proposed route who wish to sell. To accomodate those people who have already made plans to move.

3. As a supplement or alternate to the above we suggest the development of plans and programs that would allow homeowners to trade their present homes for equivalent homes. This could be done by utilizing condemnation payments in the form of financing for housing development under 221(d)3.

4. In regard to tenants; expenses for tenants should cover the complete cost of moving. Included in this would be transferring of furniture expenses incurred while looking for a new home, baby sitting services, etc.

II. RAM seeks assurance of decent housing for all residents who will be relocated if and when the Expressway is built.

Standing in the way of the Expressway are upwards of ten thousand people. Although the engineers view people as just an other obstacle, like a hill to be leveled or a valley to be bridged, the fact is that those of us in the route right of way shall not

be moved until we can be guaranteed decent housing. At this point because of a variety of reasons, the low rate of compensation we are receiving and the lack of housing available, this guarantee is not forthcoming.

The problems are not insurmountable. The former reason can be eliminated by an act of the Maryland Legislature; the solution to the latter is more complex but still attainable.

The housing market for black people is limited by segregation; infested by deterioration in many areas and over priced in others. Realtors stand ready to boost the price of present housing as a result of the shortage that is bound to result from the widespread dislocation now envisioned. Inner-city housing suffers from old age and lack of upkeep by absentee owners. Vacant houses line the streets, untaxable and adding to the marked decline of many areas. The city appears unwilling or unable to do anything about adding these structures to the depleted market.

The efforts made by the city to alleviate the plight of the residents have been feeble and ineffective. The BURHA relocation trailer has been unable to deal effectively with renters or homeowners, giving locations of homes that are either overpriced or substandard. The lack of city controls have put people who are seeking to relocate at the mercy of greedy real estate men and money grubbing landlords. We feel that our confort and well-being is as necessary to the construction of the Expressway as is the safety factors being planned for motorists.

RAM therefore proposes that:

1. Further condemnations be halted until a open housing ordinance is passed through both the City Council and State Legislature.

2. A survey be made immediately to determine:

   a. Sights for new housing
   b. Areas for possible rehabilitation, paying specific attention to housing presently vacant.

3. New housing and rehabilitation work be contracted as much as possible to local private sponsors in much the same way as is being done in the Gay Street I area. The emphasis shall be on home ownership.

4. The State and City utilize existing housing programs and develop others to provide for financing homeowners and new construction to place it in reach of residents who will be relocated.

5. Automatic rent subsidies be given those people who do not wish to buy their own homes. That this subsidy amount

to the difference between 20% of the family's income and the amount of rent they will pay for the gross rent in a standard housing unit of their choice.

6. The plan formulated by the Attorney General's office to have high-rise projects built above the Expressway be scrapped unless people who are being relocated express a desire to live in such structures.

III. RAM demands an end to the practices that are destroying homes and heighborhoods within the Expressway route and adjacent areas.

The Expressway will cut a wide swath through the City of Baltimore. Present plans and methods will lead to an ever increasing area of deterioration, as the conditions that breed slums radiate out from the Expressway. The vacant houses, haphazardly boarded up, serve as a target for vandals, a breeding place for rats and other vermin and a source of lowered property values for homes in the surrounding area. Sanitation services, that should have been increased, appear to have been reduced.

The destruction of two elementary schools in the corridor will add to problems, already considerable, of the other area schools. A post office has been removed. Echo House, which has made great strides toward developing a sense of community, will be forced to relocate into another area. Coupling this with the loss of the many commercial establishments in the corridor it is safe to say that the State of Maryland is in the business of community destruction.

Furthering the march of deterioration has been the refusal of the BBI to issue repair permits for homes in the proposed route. We view this refusal as a means by which the city hoped to lower our property values and our resolve to stay in the area.

The route itself is open to question. Why is the area that is passes through 89% black? Why does it veer northwest, west of the Pennsylvania Railroad tracks, thus taking the heart out of one of the most stable communities in Baltimore, a community that is well over 95% black? These homes could be saved if the route continued due west. If the present route inequities are not changed then Baltimore, the City that prides itself on having remained calm when violence was flaring up all over the country, opens itself to charges of discrimination and thus issues the invitation for violence.

RAM therefore proposes that:

1. The present route, from Pulaski west to the City Line be changed. We recommend the following alternates:

a. The PRR tracks from Pulaski into Leakin Park and through Leakin Park to the City Line.
b. Travel due west, south of Franklin, going through Western Cemetery using a tunnel or the cut and cover method.

2. The Expressway be built below grade with a cover. The cover to be used as a means of unifying the community through such methods as outlined elsewhere in this position paper.

3. City services such as police and sanitation be upgraded to combat ever spreading deterioration. Particular attention should be payed to the large number of rats now present in areas in and around the Expressway area.

4. The moratorium, now in effect, be extended to eliminate any and all contact including visits, letters or phone calls from State accessors and agents from the State Roads Commission.

5. If the above recommendations can not be acted upon, the plans for the Expressway be dropped and the area already cleared be designated an urban renewal area.

6. Efforts be made to save areas of historical importance in the Expressway path.

IV. RAM seeks to provide a vehicle for citizen participation in the policy formulation and planning of the proposed Expressway.

Like many other government programs, the Expressway is surrounded by a great deal of rumors, myths and misconceptions. Lack of knowledge abounds on both sides of the issue. The community waits pensively for the roar of the bulldozer and like Adam and Eve turned their backs on the Garden of Eden, so will long time residents be forced to vacate their homes when the vengeful finger of government points the way. On the other side government officials dealing from the limited vantage point afforded by entrenched bureaucracy manipulate, negotiate and then regurgitate forth plans and programs that are as necessary to the needs and wants of the community as a diet would be for Twiggy.

A specific example of this approach is the high-handed method that the Attorney General's office used to decide that black people wanted high-rise apartment houses built over the Expressway. Other indications are: the failure of the 1962 engineering study to take into account any of the community's needs; the lack of communication between State and community ever since the highway was first planned in the late 40's; and now the unwillingness of the engineers and highway planners to allow the Design Concept Team

which appears to be the one group interested in the effect that the Expressway will have on the communities it passes through the necessary flexibility to make changes in the route.

It is a shame that men in such powerful positions are unaware of the fact that the day when white folks downtown can dictate policy for the black community are over. Unless government officials become aware of this fact then the results of white paternalism and exploitation can lead only to the bloody field of civil disorder.

RAM therefore proposes that:

1. The government recognize the legitimate interests of the community and involve the residents in policy making. Groups like RAM should have a voice in all decisions concerning the Expressway and related programs.

2. The Design Concept Team be granted the power to make a route study, taking into consideration the effect that the road will have on neighborhoods it posses through.

V. RAM proposes that the Highway System be used as a means to involve the black community in a program of economic and social development.

The early economy of our country was based on the wealth accumulated by the plantation system of the South. An accumulation that was made possible through the use of black slave labor. As time progressed the economy changed, till wealth was accumulated through the factories of the growing northern cities. In the earlier stages of the growth of industry the wealth was made possible through the exploitation of immigrant labor. But being white these immigrants were able to escape the sweat-shops and were replaced by black citizens who had become victims of a technolocical revolution on the farm.

Today the exploitation exists on all levels. Fat contracts from Urban Renewal Programs and Highway Programs go to the contractors, invariably white and with connections in City Hall and the State House. Though the City glories in its progress, the black community is treated like a defeated foe. Homes seized, communities razed and residents forced to pay indemnification to the victor, in the form of money lost through unfair compensation allowances.

This does not have to be the case. With a little bit of foresight and imagination the local, state and federal governments can take advantage of the manpower and brain resources that remain untapped in the ghetto. If the Expressway is built, it should be designed in such a fashion that it can serve as the base for the

construction of badly needed community services such as recreation centers, small neighborhood shopping centers, banks, post offices, etc., and other services desired by the surrounding community.

RAM therefore porposes that:

1. Special consideration be given black contractors in all poases of Expressway construction. . .from demolition to reconstruction.

2. Federal and State job training programs be developed in conjunction with Expressway work; with unemployed and under-employed from the area receiving priority in enrolling for such programs.

3. Local economic development corporations, consisting of community residents, construct and operate shopping centers, and necessary community services on the Expressway cover.

Mass Transportation

Although many of the city authorities and advocates of Expressways have trumpeted the benefits of the Expressway; it is quite obvious that these concrete rivers benefit only whose who have the wherewithal to purchase and maintain automobiles. The ease of travel on the highways providing confort on the trip to work and speed on weekend journeys acts as a palliative obscuring the deficiencies in transportation that many of our citizens face. For there are many who can not afford the luxury of an automobile, who are limited to their immediate surroundings by the inefficient, obsolete system of mass transportation here in Baltimore. The daily trip to work becomes an exercise in complex logistics subject to constant mechanical breakdown and obstructions due to the weather. At best mass transportation in Baltimore is comparable to an inefficient livestock hauling operation and at worst little better than walking.

Working people in general and the poor and Negroes in particular have been deprived of many work, recreation and social opportunities because of the failure of public mass transportation to fulfill its purpose.

We therefore urge that the building of the Express (if and when it is constructed) in no way hinder the development of an integrated mass transit system for Baltimore. We further urge that the current study under the governor's steering committee on Mass Transit include the specific needs in Baltimore, of the inner-city residents, and that implementation of the transit plan be considered as one of the main priorities in the improvement plans for the city of Baltimore and the State of Maryland.

URBAN RENEWAL SERVICE

TECHNICAL GUIDE
16

design objectives in urban renewal documents

URBAN RENEWAL ADMINISTRATION, WASHINGTON, D.C. 20410

The comprehensive publications program of the Urban Renewal Administration consists of four parts:

URBAN RENEWAL MANUAL Official Federal policies and requirements essential to implement the Federal urban renewal law. Intended for persons responsible for various phases of local renewal programs. Available on a subscription basis from the Superintendent of Documents, Washington, D.C., 20402.

THIS IS A TECHNICAL GUIDE Advice and recommended procedures for carrying out local urban renewal programs. Intended primarily for professional, technical, and administrative staffs at all levels of government; consultants; and others actively engaged in the urban renewal process. *NOTE: Specific examples, cited as exhibits in Technical Guides, are by way of illustration only. Appropriate modifications may be necessary to make them applicable to other situations.* Available from the Superintendent of Documents, Washington, D.C., 20402.

URBAN RENEWAL BULLETIN Primarily helpful informational and experience reports, directed to various urban renewal audiences or combinations of audiences, depending on the subject material. Most will be designed for the nonprofessional concerned with or involved in the urban renewal process. Available from the Superintendent of Documents, Washington, D.C., 20402.

URBAN RENEWAL NOTES A bimonthly digest pointing to good techniques and unusual local approaches and success, and including summaries of pertinent URA program developments and publications. Articles will be brief paragraphs, often noting source of further information. Serves as a fact and idea exchange for technicians and novices alike. Available free from the Urban Renewal Administration, Washington, D.C., 20410, if you ask to be put on the mailing list.

All the last three of these publications are issued as a part of the Urban Renewal Service authorized by the Housing Act of 1954 to provide guidance for communities carrying out urban renewal activities.

May 1965

This Technical Guide for sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C., 20402. Price 25 cents.

DESIGN OBJECTIVES IN URBAN RENEWAL DOCUMENTS

The role of design objectives in urban renewal
Design objectives in the Urban Renewal Plan
Design objectives in the disposition documents
The content of design objectives
Illustrative site plans
Design and development plans
Design objectives and re-use value
Preparation of design objectives
Appendices

Design objectives in urban renewal documents specify a community's goals for the design of an urban renewal project. They form the necessary link between the hopes and intentions of a locality and the physical outcome of its renewal efforts. Design objectives provide this link by governing the quality of architecture, site planning, and urban design within the project area.

All of the devices open to Local Public Agencies (LPAs) for achieving good design are based on design objectives set forth in the Urban Renewal Plan and the disposition documents. These statements implement design oriented urban renewal planning by guiding many aspects of project execution. Their most important function occurs in the selection of redevelopers and in the review of construction plans.

This Technical Guide considers both the substance of design objectives and ways in which they come into play during the renewal process. It is intended to provide guidance during all phases of renewal work from the beginning of project planning to the completion of project execution.

The role of design objectives and their relation to the urban renewal documents is discussed first because their uses largely determine what they will cover.

the role of design objectives in urban renewal

Design objectives in urban renewal documents have a variety of important, specific purposes:

- Design objectives which appear in the Urban Renewal Plan officially inform property owners, residents, prospective redevelopers,and the public at large,about the locality's goals in the urban renewal area.

- Design objectives stated in the Urban Renewal Plan may authorize additional, more detailed objectives and criteria to appear later in the disposition documents.

- Design objectives in both the Urban Renewal Plan and the disposition documents establish criteria for use in the selecting of redevelopers and in the disposition of land by competition on other than price basis. See URA Technical Guide on design competitions for explanation.

- Design objectives in both the Urban Renewal Plan and the disposition documents provide the basis for review and approval or disapproval of redeveloper's plans and proposals. This process is covered in detail in URA Technical Guide No. 15, "Design Review in Urban Renewal".

- Design objectives also provide a basis for advisory services extended to redevelopers. Again see URA Technical Guide No. 15, "Design Review in Urban Renewal," for further information.

- Design objectives set forth area-wide goals to guide design advisory services furnished by LPAs to property owners in conservation areas. The value of design objectives in rehabilitation projects is described in the URA Technical Guide covering design services.

- Design objectives in the Urban Renewal Plan can establish, in part, the basis for eligibility of certain design features in the provision of project improvements.

- Design objectives can assist the LPA in achieving design goals for public buildings and other construction not directly controlled by the Urban Renewal Plan or design provisions of the disposition documents.

In order to understand and properly frame design objectives it is necessary to consider their relationship to the two types of urban renewal documents in which they may appear: the Urban Renewal Plan and the disposition documents.

design objectives in the urban renewal plan

In the Urban Renewal Plan design objectives serve two distinct purposes.

I. Design objectives provide controls on development tailored specifically to the demands and opportunities of urban renewal. They are controls responsive to *qualitative* rather than only quantitative goals.

II. Design objectives establish criteria governing certain project execution activities.

These two functions, land use control and project execution criteria, usually overlap so that a single design objective tends to serve both purposes at once. A typical provision—for instance, a requirement providing that a commercial development include a traffic-free, landscaped pedestrian mall—controls land use in that it places limits on the use of a particular redevelopment parcel. At the same time it governs project execution activities by providing a criterion for use in redeveloper selection and approval of his construction plans.

Another type of design objective provides for architectural or design review of all redevelopment plans. This too is both a control and an execution criterion. Its influence on project execution is clear. As a control such a provision seems less familiar, and it is in fact a departure from traditional planning practice. But it is a control in that it limits or restricts land use to development designs which meet review criteria. Experience shows design review to be an effective direct control over design quality.

In the past, land use controls in the Urban Renewal Plan drew largely from the conventionalized "minimum standards" familiar to planners from zoning practice. Experience with this type of control in urban renewal indicates that it may prove inadequate in two important respects. First, it may be too rigid to meet the real needs for flexibility during execution of a project. Second, and most important, it provides no clear and positive influence on design quality; it may actually be

negative. Properly drawn design objectives, however, establish controls which deal effectively with qualitative goals. At the same time they permit maximum flexibility to adapt to the legitimate and unforeseen problems of project execution.

Many past problems with urban renewal land use control stem from a lack of understanding of the special opportunities for creative regulation afforded by the renewal process. Experience with the public regulation of land use is limited largely to "police power" controls under zoning and subdivision regulations. Such controls are founded upon the twin principles of uniformity of application, and withholding development rights—and thus influencing land value—only where public health, safety, morals or general welfare is threatened.

Land use control in urban renewal starts from a sharply different premise. The requirement that land be valued for its planned uses automatically recognizes the impact of Plan controls on potential development rights. The appraisal and disposition processes take into account any effect on land value. Thus the nature and intensity of controls need not be limited by a concern which restricts the exercise of "police power" zoning and subdivision regulation. For the same reason, there is no requirement for uniform application throughout a project area. Each parcel may be controlled independently and its value determined accordingly. Thus, Urban Renewal Plan controls and design objectives may be tailored to fit the specific purposes and goals of each project and each tract within the project.

Design objectives afford great leeway for new and imaginative ways of guiding urban renewal development. In many cases LPAs find "mechanical" limits on height and bulk, specifications for yards and set backs, even the detailed spatial location of listed uses can be discarded. Instead, they may use direct statements controlling only the relevant aspects of the intended development. Flexibility is built in. Site planning and architectural quality are regulated through design review

in a way analogous to the administration of planned unit zoning, where control is based on the merits of the design rather than adherence to a set of arbitrary minimums.

Control through design objectives may follow either of two approaches to the questions of flexibility and degree of regulation. On one hand, the controls may be very specific and tied to clear, detailed plans tightly governing eventual development. On the other hand, with controls limited to matters of community-wide importance, an open plan results which provides maximum opportunity for determining the details during redevelopment. There is a broad range of intermediate levels which combine both "tight" and "open" approaches. If the two extremes of "tight" and "open" control are clearly understood, the intermediate possibilities are readily formulated.

A comparison between various aspects of the two approaches to controls further explains the nature of design objectives in the Urban Renewal Plan.

OPEN	TIGHT
Design objectives limited to large scale community planning considerations.	Design objectives geared to the specific features of a thoroughly worked out site plan and architectural scheme.
Maximum freedom to develop the design during project execution and redevelopment.	Little freedom to vary from the established design during project execution without amending the Plan.
Much flexibility to adapt to changes and new opportunities in the land market.	Little flexibility to meet a changing market situation.
Little or no architectural study needed during Plan preparation. It comes later.	Requires costly and detailed architectural studies.
Standard land use and marketability studies provide an adequate basis for planning.	Market analysis must be sophisticated and detailed, and it may be extremely difficult because of the time lag involved.
Controls and design objectives concentrate on performance standards and other types of flexible limits.	Controls and design objectives are complex and highly specific. Land use plan establishes an actual architectural layout.
Public interest in good design assured by special procedures during project execution such as design review and design competition for redeveloper selection.	Public interest in good design spelled out by a detailed design built into the Urban Renewal Plan.

The open approach is appropriate in most project situations. The tight method is appropriate in few situations, most notably in projects which include important civic and government centers.

Clearly most Urban Renewal Plans and their design objectives will fall somewhere between the two extremes of "tight" and "open." APPENDIX A illustrates "open" design objectives in an Urban Renewal Plan, and APPENDIX B illustrates "tight" ones.

Design objectives in the Urban Renewal Plan have another purpose beyond the control of development. As stated at the beginning of this section, they serve to establish the criteria governing certain project execution activities. This means that they should spell out the factors to be used and the general procedure to be followed in design review and the evaluation of design competition submissions. Details of these procedures should not be set forth in the Plan. These are best handled in the disposition documents.

Design features of project improvements must be found to be in scale with the stated objectives of the project contained in the Urban Renewal Plan. This refers to the design elements of streets, street-furniture, park, playground, and right-of-way improvements specifically exempted in the Urban Renewal Manual from conformance with local standards.

Better design standards for supporting facilities and public buildings outside the purview of the LPA may be encouraged by Plans which include design standards stating desired goals for these developments. While stated objectives do not actually "control" such development, the official approval of all Plan provisions gives them a powerful effect even though based on persuasion.

Design objectives may provide a basis for advisory services to property owners in conservation areas, and for the coordination of private actions with public improvements. In informal contacts with redevelopers and potential redevelopers, design objectives provide a useful frame of reference.

Often the payoff in good design from persuasion and advisory service exceeds that from such formal processes as design competitions. Explicitly stated objectives will make these contacts even more fruitful.

LPA experience demonstrates a great range of opportunities for building good design into the renewal process through design objectives in the Urban Renewal Plan. Although much has been accomplished, the field remains open. New and creative approaches await exploration.

design objectives in the disposition documents

Design objectives supplemental to those appearing in the Urban Renewal Plan may be incorporated in the disposition documents when necessary to effect the objectives of the Plan. These provisions may refine and extend the Plan objectives and make them more explicit. Disposition documents must not conflict with the Urban Renewal Plan.

Disposition document design objectives closely parallel the types used in the Urban Renewal Plan. They too may be "tight" or "open," or combinations of the two.

Competition criteria and design review principles are design objectives which must be made clear and explicit in the disposition documents. Prospective redevelopers have a right to know what to expect. Furthermore, simply stating substantial design goals tends to elicit high performance.

Disposition documents may include *design and development plans.* These are specialized types of flexible but "tight" design controls. They receive more extended treatment in a later section of this Guide.

In most cases the design objectives should appear in a separate statement accompanying the other disposition documents in the developer's packet or the bidding documents furnished to all prospective redevelopers. This statement may be combined with an extract from the Urban Renewal Plan controls and design objectives for the tract in question. This has the advantage of providing in a single, easily handled document all relevant controls, regulations, design objectives, and criteria governing the disposition parcel in question.

the content of design objectives

Design objectives incorporate a very broad range of content from overall functional requirements and development intensities to details of architectural quality and street furniture. No short discussion can cover all the possibilities. This Guide simply suggests their range.

Design objective content varies fundamentally depending upon whether the objectives are used within the framework of "tight" or "open" controls. Generally speaking, within a "tight" format design objectives deal directly with matters of substance while under an "open" format they work indirectly by establishing special procedures for controlling quality during

project execution. Examination of the following categories of design objectives, and the various examples drawn from actual practice, will demonstrate this point.

OPEN	TIGHT
Functional Requirements	
Uses listed in the broadest possible terms and located only where the location within the project concerns the interests of the whole community or has important repercussions on the area outside the project or parcel in question. In any case, final use and location details subject to LPA approval. *Example:* Neighborhood shopping in a residential tract left floating in the Plan, its final location determined by the redeveloper with the LPA's approval. Approval details set forth in disposition documents.	Specific uses spelled out and tied down to specific locations, even to definite locations within building areas. *Example:* A particular parcel required by the Urban Renewal Plan to contain a department store complete with specific parking, loading, and pedestrian facilities. Disposition documents set forth for each parcel an order of preference among uses allowed in the Plan.
Intensity of Development	
Simple, direct measures of development intensity tailored to each parcel, tract or project and coupled with LPA design approval. *Example:* Intensity for a residential parcel controlled by simply stating the allowable number of dwellings on the parcel; commercial development limited by stating the allowable floor area.	The number of buildings, their type, size, shape, height, and coverage stated in detail along with any desired use limits such as dwelling size and allowable occupancy. *Examples:* (1) the allowable size and capacity of a high rise building set forth in the Plan, along with all the usual limits on density, coverage, floor-area-ratio, etc. (2) Site plan and typical unit design given in the disposition documents for a moderate income residential tract.
Note that such controls as coverage and floor area ratio, used to control intensity indirectly, often need not be used when direct controls are combined with design review in the Urban Renewal Plan. Indirect controls are often less flexible than direct ones and may impose unwanted and unforeseen limits on architectural design.	
Site Layout	
Functional, performance and qualitative goals stated but the actual site plan left to the redeveloper, subject to LPA approval. *Example:* Exposure, privacy, circulation, access and outdoor living criteria for a residential parcel set forth as the basis for design review of the redeveloper's site plan.	A site plan presented graphically states the design objectives. *Example:* A shopping center site plan fixed all principal building locations, pedestrian spaces, malls, parking, major landscaping, and similar details.
Circulation	
Only those circulation elements required by off-site considerations actually mapped, internal circulation covered by performance requirements. *Example:* Urban Renewal Plan leaves frontage streets and access easements to redeveloper to locate subject to LPA approval.	Complete circulation system laid out in the Urban Renewal Plan. *Example:* All elements of the subdivision plat for a residential project contained in the Plan.

OPEN	TIGHT
Building Bulk and Massing	
Objectives emphasize off-site considerations and provide maximum architectural freedom within the site. Redeveloper free to do design subject only to LPA review and approval. *Example:* The buildings in an in-town, high-rise apartment tract required to have tower profiles creating a distinctive silhouette; to form a visual terminus to certain main streets; to be a cohesive architectural group yet allow each building to be separately identifiable; to take advantage of the panoramic views from the site; to relate to one another in such a way as to insure privacy, light and air for each dwelling. Height, set backs, side yards and all indirect controls on building massing omitted. Design review required.	Building form established more or less specifically in the design objectives. *Examples:* (1) Scattered site row houses required to line up with neighboring existing houses and continue wall line and cornice height. (2) Urban Renewal Plan objectives require three story continuous buildings of set height to line a small public square; they are required to have apartments over arcaded stores with set back fronts.
Architectural Quality	
Architectural quality measured by an expert design review panel which recommends action to LPA. This process is spelled out in the URA Technical Guide on design review.	No satisfactory approach to specifying architectural quality exists. "Tight" controls attempting to do so should be abandoned in favor of the design review process. Such phrases as "design must reflect the most advanced architectural expression and technique so as to signify great esthetic quality" have little meaning and should be avoided.
Building Materials, Signs, Street Furniture and Details	
These items handled by design review in the same manner as architectural quality.	Materials may be indicated in disposition documents. Signs limited to certain dimensions, materials, alphabets, and letter sizes. Street furniture and site details worked out.

This list covers only a small fraction of the possible types of design objectives. Actual conditions obtaining in each project and on each disposition will govern the objectives and the way in which they are drawn up. It follows that an "objective" framed in such generalized terms that they might apply to any project ordinarily can be considered inadequate or without significant meaning. Whatever the situation in a given project, four basic principles must always guide preparation of design objectives.

- *Clarity, Precision, and Lack of Ambiguity*
  The whole effort rests upon achieving these qualities.
- *Relevant Limitations*
  Superfluous limitations serve no purpose and actually may restrict the scope for creative design and unncessarily reduce re-use value.

- *Flexibility in Matching Objective to Purpose*
  Uniformity of control has no intrinsic value in urban renewal. Adjoining parcels may be treated differently. Tight and open approaches may be combined in different parts of the same project.

- *Realism in Meeting Market Demands*
  A design objective has no meaning unless acceptable to the development market. Realism in assessing the market is essential to the preparation of attainable and successful design objectives.

If these principles are observed, and design objectives shaped precisely to need, good urban renewal design can readily become a practical accomplishment.

illustrative site plans

Illustrative site plans graphically represent the intention of the design objectives and controls contained in the Urban Renewal Plan. By showing a desired site arrangement, and an acceptable architectural composition, such plans make objectives clear in unmistakable terms. Furthermore, during project execution, the illustrative site plan provides a guide for use in design review, redeveloper selection, and in working out certain aspects of project improvement and supporting facility design.

Since a complete site design must be prepared in developing a "tight" Urban Renewal Plan, the illustrative site plan simply portrays this definitive design. It illustrates the application of the controls and design objectives of the Urban Renewal Plan and it shows how the project is intended to look when complete. Clearly such a plan rests upon detailed and complete market and re-use information, careful study, and the highest order of professional design skill. Since the illustrative site plan is simply the graphic expression of specific design objectives, on which the Urban Renewal Plan is based, it requires relatively little additional effort to prepare once the Plan itself is complete.

"Open" Urban Renewal Plans may require no illustrative site plans. They can serve a useful function however, by providing a benchmark in design review and redeveloper selection. When an illustrative plan is prepared for this purpose, it is derived from the controls and design objectives. Such a plan accompanying an "open" Urban Renewal Plan may require only a modest effort and expense in addition to normal planning activities.

Under circumstances which justify preparing an illustrative plan for an "open" Urban Renewal Plan, often the task may be deferred advantageously until the project is in execution. The more realistic market information available then makes the plan a more realistic guide. By working concurrently with other project execution operations, and dealing on a parcel by parcel basis as well as with the project as a whole, useful flexibility and precision are introduced into the illustrative plan. Such a plan, developed for use in disposition, may be modified from one offering to the next as new factors come to light.

Beyond the formal function in renewal operations, many LPAs have discovered that illustrative site plans can play a useful informal role in setting a general standard for site design. They serve a persuasive rather than regulatory function.

design and redevelopment plans

Design objectives can be in graphic form on drawings as well as verbal terms. A design plan does this. It states design objectives rather than illustrating a possible outcome of their use as is the case with the illustrative site plan. Design plans provide the clearest, least ambiguous way of stating many types of design objectives. But they have a crippling disadvantage: they tend to be too tight. The unavoidable detail of a drawing does not hinder use of illustrative site plans since they show only a *possible* scheme. But each line of a design plan is a *controlling* design objective. The difficulties are self-evident. The slightest change in market, architectural considerations or consumer preference, demands amendment or change. Only in the rarest cases can design objectives in the Urban Renewal Plan be represented by design plans. It is possible, however, to use design plans only in disposition documents. Amendments to these can be made with comparative ease. The design plan itself can be drawn for only a single tract and modified from disposition to disposition within a single project. Actually, the use of design plans, or development plans as they are sometimes called, provides a happy combination of precise definition and practical flexibility.

In common with "tight" Urban Renewal Plans the design plan represents a major cost addition and heavy extra effort beyond that required in more "open" approaches. For these reasons its use is limited to occasions where it will pay real dividends. One type of dividend from design plans is market

development, particularly in complex and unfamiliar situations such as multi-level downtown projects and some types of moderate rent housing.

When used in disposition documents, the design plan is prepared during project execution. Since the design work occurs so close to the actual moment of land disposition, and to the maximum public effort on project improvements and rehabilitation services, the market information on which it is based is relatively complete and reliable. This gives a great advantage over the "tight" Urban Renewal Plan prepared usually years before the actual land sales take place.

Design or development plans enable the LPA, as a part of a disposition offering, to set a specific design standard for the redeveloper. He is expected to build what the plan calls for; or, if he chooses, he may offer a substitute design of his own for the LPA's approval. In the latter case, the design plan forms a comparative scheme against which the redeveloper's proposal is evaluated. Herein lies the important flexibility which gives this approach—the design plan—its commanding advantage over the "tight" Urban Renewal Plan, which requires cumbersome amendment to incorporate any redeveloper improvements in design.

In use, the LPA specifies in the offering that, as a condition of sale, the redeveloper of the land will be expected to adhere to the design plan as presented in the disposition documents, except as he—the redeveloper—can demonstrate to the Agency's satisfaction a clearly superior alternative design. Normally the designer or consultants who prepared the design plan advise the LPA in conveying to the redeveloper the features implicit in the design plan and assist in the review of alternative designs submitted to the Agency by the redeveloper. This approach has been pioneered by only a few LPAs, but it promises high quality results.

design objectives and re-use value

Design objectives may influence land value. Conventional appraisal principles assert that increased control lowers value by withholding or restricting development rights. On the other hand, an emphasis on good design tends to increase value by stimulating market interest and enhancing the value of each parcel through decisive control of neighboring parcels.

Re-use appraisals must consider all controls and design objectives, including those in the disposition documents as well as

those in the Urban Renewal Plan. LPAs should so instruct their appraisers.

preparation of design objectives

Preparation of design objectives imposes heavy responsibilities on the LPA. Whether incorporated in the Urban Renewal Plan, the disposition documents, or both, whether "tight" or "open", whether stated in graphic or verbal terms, the public agency must shoulder the fundamental responsibility of bringing to bear the highest possible design skill, and professional experience with urban renewal design, to support its efforts. It must shoulder a share of the costs too. Good design costs money as well as time and effort. But the results will speak for themselves in finished project design of which the whole community can be proud.

The effort, cost, and professional team needed to prepare the design objectives vary with the approach used. In all cases, the work of the designers needs to be supplemented by advice from specialists who can appraise the marketing effects of design proposals.

- A simple set of design objectives contained in an average project under an "open" Urban Renewal Plan can be drawn up by the LPA staff or its planners. The design objectives should be checked out by an architect and a developer to insure that they meet the four tests of *clarity, relevance, flexibility,* and *market realism.* An architect, landscape architect, or urban designer may be asked to draw up an illustrative site plan without involving major additional work. This is the most generally appropriate process. A general form for scope of service in this situation appears in APPENDIX C.
- A "tight" Urban Renewal Plan and its elaborate and detailed design objectives require greater effort. Such plans should be prepared by designers with demonstrated skill and experience in large-scale development design. They should be familiar with the intricacies of urban renewal and with the problems of implementing a design through the Urban Renewal Plan, its controls and design objectives. Obviously, such efforts are costly. "Tight" plans require the LPA to withstand short-range market pressures and to provide vigorous public leadership in behalf of good design. "Tight" Urban Renewal Plans should be limited to situations of great civic importance,

where there is a clear mandate for maximum effort in behalf of good design.

- Development of design objectives refining and articulating the Urban Renewal Plan, but set forth outside of the Plan in the disposition documents, requires a modest effort of the same general dimensions as that used in preparing the design objectives in an "open" Plan. Again, the statements should be checked for *clarity, relevance, flexibility,* and *market reality.* Architectural, marketing, and development advisors should be consulted. A particularly attractive opportunity for coordination of project design work occurs when preparing design objectives during the execution phases. This work may be combined into a single continuous responsibility which includes design review, advisory services to redevelopers and property owners, design of certain project improvements, and the possible development and evaluation of design competitions. Such a combined operation may permit employing a very high order of design talent.
- Design and development plans demand efforts and expenditures of the same scale as those involved in the design work connected with producing a "tight" Urban Renewal Plan. The LPA must assume responsibility to secure the most experienced and skilled professional talent. The teams involved in preparation of design plans have usually involved real estate, marketing, and financing specialists in addition to the architects, landscape architects, or urban designers.

These operations may be combined and modified in almost limitless ways. Often it is not necessary to invest the same design attention in all parts of a project area. For instance, in a typical neighborhood the LPA can prepare a careful design plan for the community center and shopping center, but leave the surrounding residential area open with only minimum controls and design review. Design objectives must be tailored to fit each area and each project, and they should reflect local skills, markets, traditions, and ambitions.

All LPA actions in support of good design rest on the foundation of design objectives stated in the documents which guide and regulate the renewal effort. These design objectives provide the key to unlocking the creative possibilities in urban renewal.

FIGURE A
Land Use Map

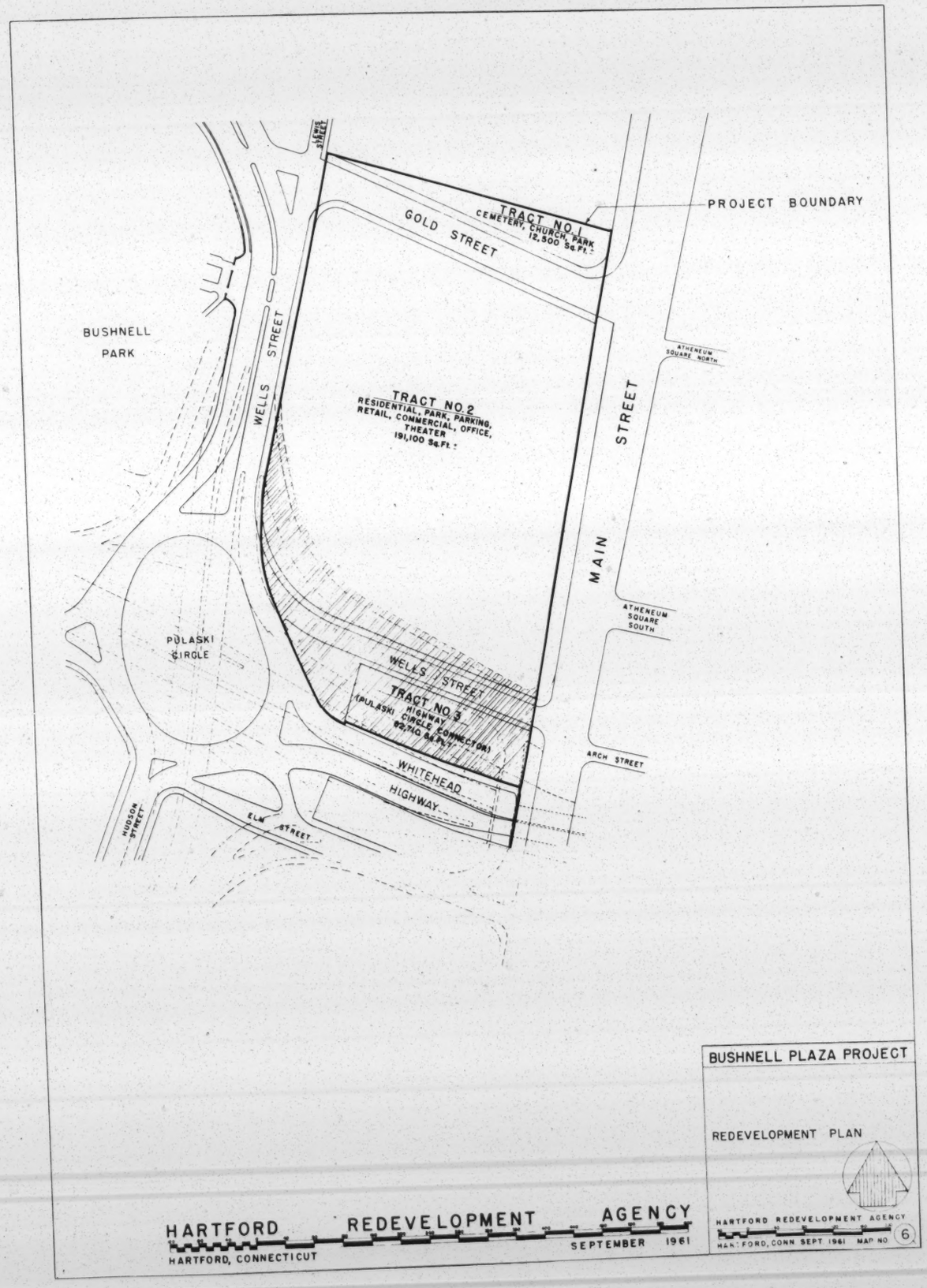
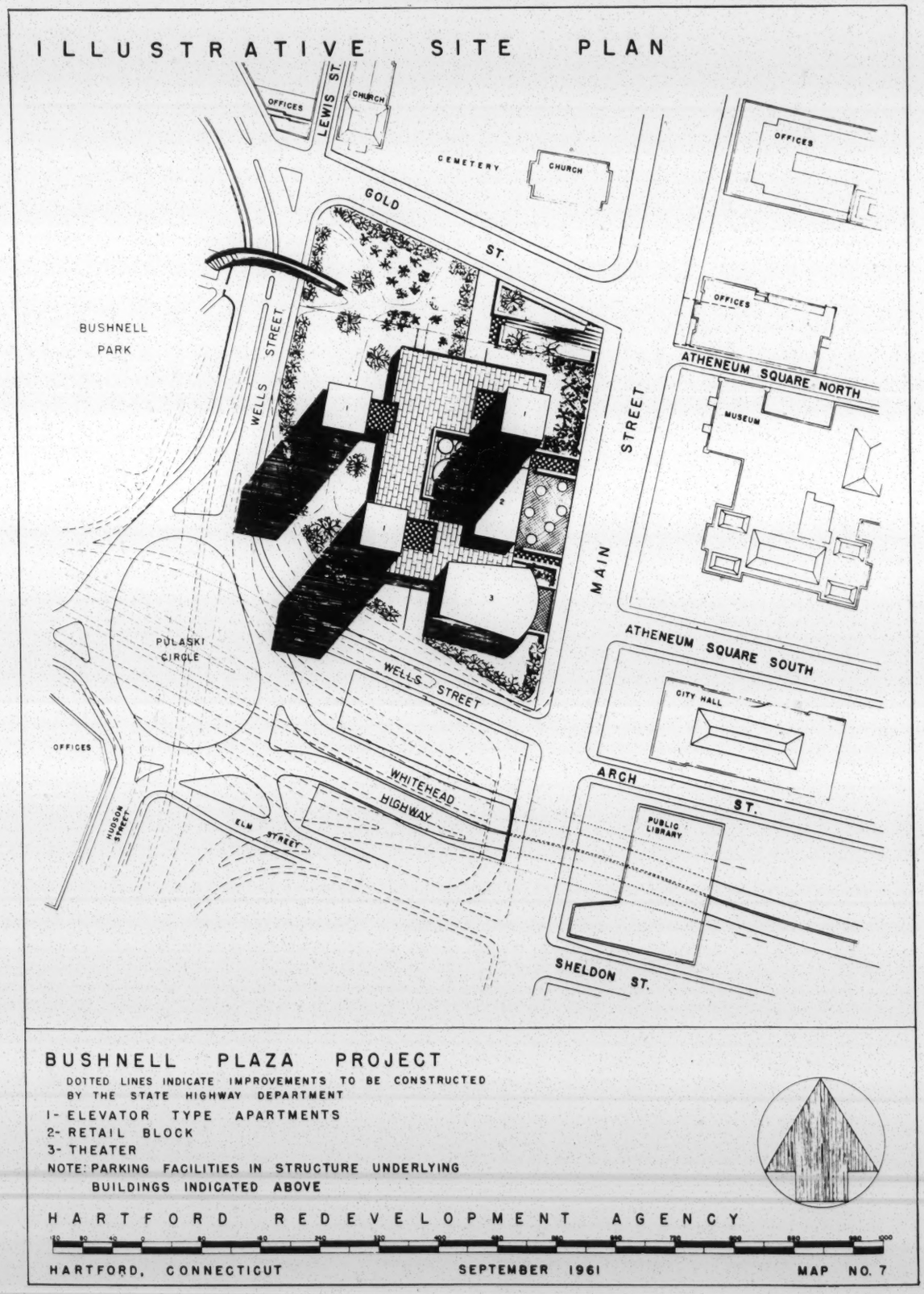


FIGURE B
Illustrative Site Plan



APPENDIX A—"Open" Controls in the Urban Renewal Plan

Design objectives excerpted from the Urban Renewal Plan for the Bushnell Plaza Project in Hartford, Connecticut (Conn. R–51).

Note: Land use map shown in Figure A.
Illustrative Site Plan shown in Figure B.

ILLUSTRATIVE SITE PLAN

The Illustrative Site Plan, designated as Map Number 7 (Part of the Redevelopment Plan), is included as a graphic indication of preferred land use arrangements and as an indication of a physical development consistent with these criteria and controls.

The Developer and his architect are encouraged to indicate any variations and modifications of this Plan as may appear to them to facilitate the development of a more salutary project consistent with the objectives of the City.

The Illustrative Site Plan illustrates a preference for a group of buildings and uses on the site as distinguished from a single multi-purpose building.

The organization of the site and the location of all buildings and open spaces must be designed to develop the full potential of the site consistent with the scale and character of the adjacent public and private institutional buildings, while at the same time harmonizing with, and enhancing public views of an access to Bushnell Park from Main Street.

The conception and design of all structures and open spaces, furthermore, must reflect the most advanced architectural expression and technique so as to signify quality and permanence in an over-all development of great aesthetic quality.

DESIGN PLAN (required for tract #2, only)

The Developer of the Bushnell Plaza Area will be selected on the basis of his experience, financial ability and upon the quality of his specific proposal for the site as detailed elsewhere in this Plan in Method and Land Disposition.

In the second stage of the two-stage competition for selection of the Developer he will be required to submit a Preliminary Design Plan consisting of maps, plans, profiles, a model, specification and supporting documentation necessary to indicate the general nature of his proposal with respect to the following elements:

(a) the Site
(b) the Building(s)
(c) the Specifications

The actual requirements for this Preliminary plan submission will be the subject of an Agency Memorandum entitled: "Information to be Submitted by Developers Interested in Tract 2, Bushnell Plaza Project" which will be circulated to all interested developers at an early date.

The selected Developer will be required to prepare a Final Design Plan in cooperation with the Agency, its staff and its consultants during the period following his selection and prior to conveyance of the land. This Final Design Plan will closely follow his approved Preliminary Design Plan unless specific variations therefrom are requested by the Developer, reviewed by Agency staff and consultants, and approved by the Agency.

The Final Design Plan shall consist of maps, plans, profiles, specifications and supporting documentation necessary to indicate the actual construction of the improvements on the site.

LAND USE

(a) Tract 1

Church, cemetery or park, all landscaped (grass, shrubs, trees and walks), and subject to a public utility easement along the line of Gold Street as it exists.

(b) Tract 2

The following uses are required:

Residential

The project shall contain a residential building or buildings, and the predominant use of the site shall be residential.

Public Park

The project shall contain a public park to be designed by the Developer's designer as an integral part of the over-all development. The area of this park will be retained by the City and all development costs and maintenance responsibility assumed by the City.

Sub-surface Parking Facility

Sub-surface parking facilities will be an integral part of the project and may extend beneath the Public Park. Space requirements for these facilities are a function of the intended uses and are outlined elsewhere in these Controls.

Such area shall generally be located below the elevation of Main Street although limited space on the surface of the project area above this elevation may be permitted at the discretion of the Agency .

Space assigned for such parking as may be required shall be computed at the rate of 180 square feet per vehicle exclusive of access and maneuvering areas.

All parking spaces shall be suitably paved, drained and lighted.

Landscaped and Paved Areas

The unbuilt-upon land in the project area (including paved areas) shall be designed and organized to compliment the buildings and the entire development site, and shall contain landscaped and paved areas, appropriately lighted, of individuality and quality and may include a larger urban square or plaza.

Other Uses

In addition to those uses listed for Tract 2, which are required, any justifiable combination of the following uses will be permitted, to be limited only by the over-all consideration of the development design and the land coverage; floor area ratio; and parking requirements of these controls:

1. Office Building, preferably designed for single occupancy and specialized use. Limited office space will be permitted in residental structures.
2. Theater and/or Concert Hall.
3. Retail commercial space, primarily for service-type uses such as specialty shops, coffee shop, drugstore, barber shop, etc.
4. Restaurant—A restaurant may be designed either as a part of another use or in a separate structure specifically designed for this use.

(c) Tract 3

State Highway and local street widening.

Note: a portion of this area lying south of the present line of Wells Street may be used for an interim period for the parking of motor vehicles.

SIZE AND INTENSITY OF USES

(Note: Inasmuch as no buildings will be permitted on Tracts 1 and 3, these requirements will apply only to Tract 2.)

1. The residential structure or structures shall contain not less than 275 units nor more than 325 units of residential apartments. (The zoning ordinance requires 450 sq. ft. of site per apartment.)
2. Public Park

   The public park shall be not less than 40,000 sq. ft. nor more than 60,000 sq. ft. in area and shall be designed to serve as a link between the cultural and civic complex of Main Street and Bushnell Park. The design of this park shall be such that it is clearly and obviously a public space. A pedestrian bridge between the park and the Bushnell Park, to be constructed by the City of Hartford, shall be designed as an integral part of the project. The City of Hartford will purchase this area and will construct and maintain the park.
3. Sub-surface Parking Facilities

   These facilities will be a direct function of the uses to be constructed on the site and shall have sufficient spaces to conform to the following requirements:

(a) Residential	eight spaces per each 10 apartments
(b) Retail	one space per 1,000 sq. ft. (to provide parking for employees)
(c) Office	three spaces per 1,000 sq. ft.
(d) Theater or Concert Hall	no spaces required

Note: The Redevelopment Agency recognizes that the requirement for underground parking is a heavy financial responsibility for the developer. The term "sub-surface parking facility" is used here to describe any type of parking facility whose roof would not extend more than 4 ft. above the elevation at Main and Mulberry Streets, which is 51 ft. Given the need for parking, and recognizing the financial handicap, the Agency will entertain any solution which fulfills the design and quality intent of these controls.

4. Office Building

   This use shall not exceed 50,000 sq. ft. of gross floor space.
5. Retail

   These facilities, which may be constructed either as an individual structure or as a part of other uses shall not exceed 15,000 square feet of gross floor space.
6. Restaurant

   The restaurant shall not occupy more than 10,000 square feet of gross floor space.

FIGURE C
Proposed Land Use

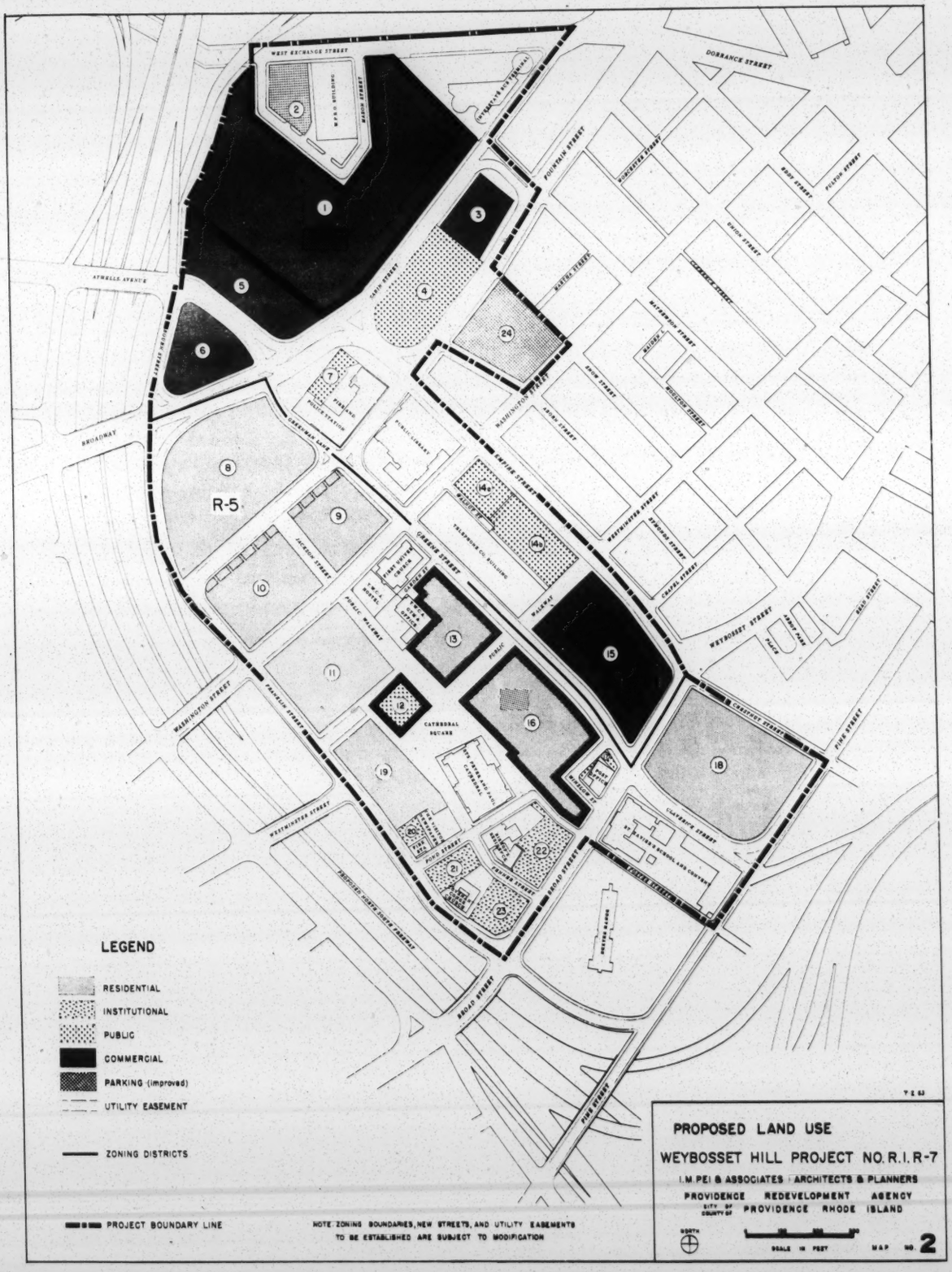
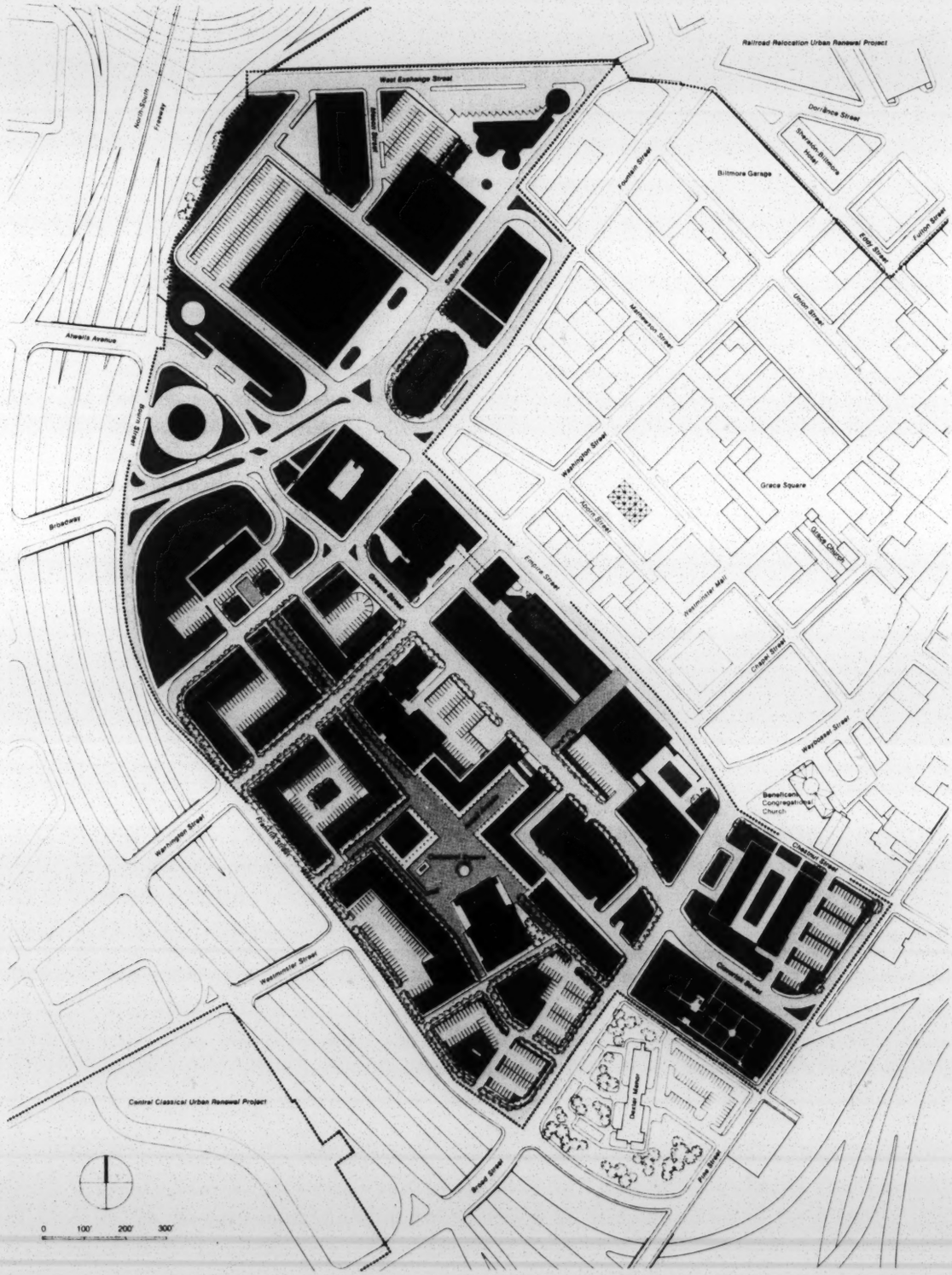


FIGURE D
Illustrative Site Plan—Weybosset Project



APPENDIX B

"Tight" Controls in the Urban Renewal Plan

Design objectives excerpted from the Urban Renewal Plan for the Weybosset Hill Project in Providence, Rhode Island (R.I. R-7).

Note: Locations of reuse parcels indicated in Figure C. Illustrative Site Plan shown in Figure D.

REQUIREMENTS FOR SPECIFIC REUSE PARCELS

Parcel No. 1

PERMITTED USES

(a) Principal Use: Arena
(b) Accessory Uses, including:
  (1) Auditorium or exhibition hall
  (2) Parking, surface and structure
  (3) Landscaped open areas
  (4) Pedestrian tunnels and arcades
  (5) Access roads
  (6) Accessory uses customarily incidental to the above principal use, provided such uses do not include the open-air storage of materials, equipment or merchandise, other than automobiles.

BUILDING CONTROLS

(a) Floor Area Ratio: No restrictions
(b) Building Coverage: No restrictions
(c) Height: No structure to be more than 150 ft.
(d) Setback: No restrictions
(e) Building Envelope: No additional requirements
(f) On-Site Parking: One parking space for every 10 permanent seats.
(g) Vehicle Access: Except for the temporary loading or discharging of passengers, no vehicular access way may be permitted for off-street parking or loading purposed directly from Sabin Street.
(h) Planning and Design Objectives:
  (1) The creation of an enclosed urban civic space centered on LaSalle Park with the Arena the dominant building facing upon it. To achieve this enclosure, the principal structure on this parcel should, except for that area taken up by access roads, extend fully across the parcel opposite LaSalle Park, and its height should be greater than those buildings on other parcels facing the Park. To further emphasize this building, it is desirable that its building line on Sabin Street be set back far enough to create a suitable entrance plaza to the building, related in scale to LaSalle Park.
  (2) To further achieve this enclosure, any accessory structure fronting on Sabin Street on this parcel should visually restrict the width of Sabin Street by being sited near the Sabin Street frontage and its height should be held below that of the Arena.
  (3) A secondary objective is the creation of pedestrian access from the Bus Terminal to the Arena. To achieve this, any accessory structure sited between these two structures may be arcaded along Sabin Street.

Parcel No. 12

PERMITTED USES

(a) Principal Use: Auditorium For a Private Institution

(b) Accessory Uses, including:
  (1) Offices
  (2) Exhibition facilities
  (3) Pedestrian arcades
  (4) Landscaped open areas
  (5) Accessory uses customarily incidental to the above permitted uses, provided such uses do not include the open-air storage of materials, equipment or merchandise.

BUILDING CONTROLS

(a) Floor Area Ratio: Maximum—3
(b) Building Coverage: No restrictions
(c) Density: Not applicable
(d) Height: No restriction
(e) Setback: No setback permitted along the full frontage of the Jackson Street Public Walkway.
(f) Building Envelope: No additional requirements
(g) On-Site Parking: None required. If provided must be entirely enclosed within the building.
(h) Vehicle Access: Access for loading and, if provided, parking shall be permitted only from the new street off Franklin and entering the building only along northwest side of this parcel.
(i) Design Objectives: First, the creation of an enclosed pedestrian and urban civic space—Cathedral Square—and the channeling of that space down the Jackson Street Public Walkway (of first priority) and out Fenner Street (of second priority). To achieve these objectives, it is desirable that the structure be sited near or exactly on all of the parcel lines. Secondly, to complement the existing Cathedral by the structure's use, height and building envelope. Its design must clearly establish that this is a building of importance in the Square, second only to the Cathedral itself. It is most desirable that the design, details and materials of this structure be of the highest order.

APPENDIX C

Scope of Services for Preparation of Design Objectives

The following items represent some of the possible work items of a design nature involved in preparation of a set of design objectives within the framework of an "open" Urban Renewal Plan. These should be modified as necessary to fit the specific project: items not pertinent to the project should be omitted.

1. A survey and analysis of existing design conditions including, but not limited to, the following:
   a. relationship between the project area and surrounding areas.
   b. special characteristics of topography, climate, soils and other natural factors.
   c. architectural and historical characteristics of buildings and groups of buildings.
   d. design and utilization of open spaces, streets, and other rights-of-way and public areas.
   e. identification of positive and negative environmental factors.
2. A review of existing studies and plans, local ordinances and codes, and proposed plans in terms of their design implications.
3. Studies of alternative architectural and urban design possibilities for the project area including, but not limited to, the following:
   a. over-all design organization of the area.
   b. relationships and connecting links to surrounding areas.
   c. relationships and connecting links among redevelopment tracts, conservation areas and buildings.
   d. functional, spatial, height, bulk, coverage and architectural quality of buildings and groups of buildings.
   e. functional and design characteristics of open spaces, rights-of-way, and public facilities.
   f. landscaping.
   g. street furniture and signs.
   h. comparative analysis of the various alternatives (including consultation with real estate, marketing and financing specialists) as to advantages, disadvantages, costs, benefits and revenues as these factors are appropriate.
4. A project design report (in preliminary form for Local Public Agency approval and in final form upon approval) in (state number) copies. The report includes, but not limited to, the following:
   a. summary of findings from surveys, analysis and studies of existing situation.
   b. summary (and sketches, diagrams or other graphic material—state type and number) indicating the alternative design possibilities, and including summary of the comparative analysis of the alternatives.
   c. recommended alternative and reasons for recommendation.
   d. recommended design objectives for use in the Urban Renewal Plan.
   e. recommended design objectives for use in the disposition documents (and recommended methods of land disposition).
   f. recommended design objectives for use as criteria in design review.
   g. recommended design objectives for guidance in the design of project improvements and public reuse areas.
   h. recommended design objectives for use and guidance of field office operations providing rehabilitation advice to property owners.
   i. sketches (or renderings, diagrams, plans, and models) (state which and state number required, sizes, and types) illustrating the above recommendations.

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THE CHARTERED SURVEYORS ANNUAL CONFERENCE

GOLD MEDAL PAPER, 1965

DEVELOPMENT AND REDEVELOPMENT IN THE UNITED STATES

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PRESENTED AT THE
LADY MITCHELL HALL, UNIVERSITY OF CAMBRIDGE
ENGLAND

JUNE 30, 1965

URBAN renewal is simple in concept ; it is somewhat complex in operation ; and it is highly charged emotionally and philosophically when viewed in terms of its impact on the structure of the city and its inhabitants.

The objectives are simple : to clear or rehabilitate slum and blighted areas ; to rehouse those displaced into standard accommodations ; and to rebuild the cleared areas for productive and desirable uses.

It has, of course, other important objectives : to stimulate the city's economy and its fiscal status ; to improve the physical environment aesthetically and socially ; to provide for the expansion of urban colleges, universities, and hospitals and to improve their environments ; and to enable the city to control and direct its own reconstruction.

Its overriding purpose, however, is the improvement of housing conditions through the elimination of substandard areas and the provision of land for the construction of new housing as well as other uses. It is, therefore, a physical tool, albeit a tool with important social consequences. As a physical tool, it is successful. As a tool with social consequences, it is the centre of major debate—a debate generated by the argument that the tool should not be used unless it is used for particular, social objectives.

This debate has modified and will continue to modify the character and thrust of the urban renewal programme. In the extreme, it might conceivably result in the programme being limited to low—and moderate—income housing, but the present orientation is toward increasing the programme's social objectives and lessening its emphasis on altering the physical environment. Today's debate may well mould the form and character of tomorrow's urban concentrations.

In this paper, I shall first describe the way in which urban renewal operates, its impact on the character and appearance of our cities, and the extent of our commitment to it.

Second, I shall trace the development of urban renewal, primarily through the legislative process, discussing its genesis from earlier programmes and indicating the trends and reorientations over the past 16 years.

Third, since considerable interest has been evidenced in our use of private enterprise to carry out the public objectives of urban renewal, I shall describe the workings of our public-private systems, indicating what we have learned as we have experimented with and refined this approach to rebuilding urban areas.

Finally, I shall discuss the urban renewal programme in the context of the shape of things to come, or the shape of things that should come, to our urban areas with particular emphasis on the present social structure of our cities. Urban renewal has been instrumental in revealing not only the need for physical improvement but also the need for massive social improvement particularly in the field of poverty. Our debates these past few years on the urban *milieu* have changed our approach to the problems of urban areas. We have begun to recognise that the basic solution is one that enables the family to participate in the main stream of urban life on its own initiative rather than one that provides physical goods and assistance to compensate for non-participation. This approach does not diminish the need for change in physical environment ; in fact it may enhance the impact of the programme on the external form of our urban environment.

THE URBAN RENEWAL PROGRAMME

ITS OPERATION AND IMPACT

Urban renewal is a slum clearance programme. Its objective is the clearance or rehabilitation of slum and blighted areas. This is the legal and philosophical basis on which the programme rests. This is its paramount objective.

In the United States, three levels of government are involved. The Federal Government provides financial and technical assistance ; the state governments provide the authority for cities to undertake renewal ; and the local governments operate it. Urban renewal is a federal programme only to the extent that the Federal Government provides the major share of the cost, establishes standards for its operation, and offers technical assistance.

Urban renewal is operated by cities under authority received from the state government. It is the city that has the authority to determine that an area is eligible for urban renewal ; it is the city that exercises the power of eminent domain[1] in acquiring land in an urban renewal area ; it is the city that relocates displaced families ; it is the city that determines to whom land will be sold for redevelopment. The Federal Government has no authority to undertake an urban renewal project ; only the local government has that authority.

This is important to remember ; for under this system the Federal Government cannot take direct renewal action, it cannot dictate which areas should be renewed, and it cannot prepare plans for redevelopment. It can only prevent certain events from occurring ; it can only require that certain standards be met. This is the character of our " grant-in-aid" programmes. They are means of encouraging states and local governments to undertake certain activities.

Local governments zealously guard their " rights " under such programmes and resent bitterly what they regard as undue " federal interference." Federal review procedures, consequently, are frequently under attack as representing unwarranted interference in the local decision-making process. This is a built-in friction of grant-in-aid programmes.

At the same time, Congress holds the Federal Administration responsible for the operation of the urban renewal programme and has no hesitancy in being critical where local accomplishment appears inadequate or unwise. And it is Congress that tends to add additional check points and review procedures to the Federal law as additional assurances that the programme is meeting established objectives.

This governmental relationship is important in understanding the operation of the urban renewal programme, for it will help explain the limitation of the Federal Government's involvement.

Urban Renewal Operations

Urban renewal operations can be divided into six major activities : planning, relocation, land acquisition and preparation, land disposition, rehabilitation, and financing. I shall discuss each of these separately.

Planning—An urban renewal project is initiated by the appropriate local government, usually a city, although urban renewal authority does reside in other local governmental entities such as counties, townships, towns, etc. The action to initiate is relatively simple. A municipal governing body, the city council, makes a determination that a particular area is slum or blighted, basing its determination on evidence from surveys of the condition of the structures in the area. At the same time, it authorises the filing of an application with the Federal Government for financial assistance to plan the renewal area. This application is reviewed by the Urban Renewal Administration[2] to see that it meets the standards established by federal law. If approved, money is advanced to cover the cost of making additional surveys and preparing a renewal plan.

This planning operation requires more than the preparation of a simple, land use plan. Many elements are involved, and it takes, on the average, about two years to complete. The elements generally included are :

1. A detailed survey of the structures to document conclusively that the area is in fact slum or blighted. There must be a local legislative finding that the area is slum or blighted ; and state laws, as well as the Federal statute, require that it be adequately documented since this is the legal basis for urban renewal.
2. A survey in sufficient depth to determine the size and rent-paying ability of the families who will be displaced. The city must be able to demonstrate that housing accommodations for these families are available or will be provided. Since financial assistance is given to such families, the survey will also indicate the estimated costs of such assistance.
3. A survey of the businesses to be displaced, since they too receive financial and relocation assistance.
4. A physical plan for the rebuilding of the area, showing land uses, development controls, new street patterns, new utilities, etc.
5. A land use and marketability study showing that there is a market or will be a market for the uses proposed in the renewal plan.
6. Appraisals of the land to be acquired to establish estimates of the cost of land acquisition.
7. Estimates of the value of the land to be sold.
8. Cost estimates of readying the land for sale under the renewal plan, including such items as new streets, utilities, demolition of structures, etc.
9. Cost estimates of constructing new public facilities to serve the renewal area, such as schools, libraries, fire stations, and the like ; for to the extent that these facilities serve the area, their cost will be credited toward the city's share of project cost.
10. An illustrative site plan showing the city's conception of how the area will look after redevelopment.
11. A description of the methods the city will employ in selling the land to private developers.

This when assembled becomes a rather formidable package. It must be reviewed and approved by the Federal Government if federal funds are to be involved. But before the Federal Government agrees to financial assistance, the city must itself take positive action in support of the proposed project. It must hold a public hearing on the renewal project, and the city council must take legislative action approving the renewal plan.

With approval by the city council and the Federal Government, the city is ready to proceed with the project. A contract between the city and the Federal Government is executed under which the latter obligates itself to provide the necessary monetary assistance. The exact nature of this assistance will be discussed under " Financing."

Relocation.—The city is responsible for the relocation of families, individuals, and businesses. The federal requirements are most stringent for displaced families, but financial assistance is available for all three categories.

In the relocation of families, the city interviews each family being displaced to determine its needs and financial situation.

Families are told not to move until they have first conferred with relocation officials but are encouraged to seek housing accommodation on their own. Actually, about 70 per cent of the families displaced do find accommodations on their own.

Every housing accommodation to which a family moves must be inspected by local relocation officials to determine whether the accommodation actually meets the minimum requirements of "decent, safe, and sanitary" housing. These minimum standards are adequate space, private bath and toilet, adequate kitchen facilities, hot and cold running water, and structural adequacy. If the housing to which the family has moved does not meet these standards, the city is required to offer that family a standard housing accommodation. Only after the family has been offered and has refused such a standard accommodation is the city discharged of its responsibility to see that the family is properly rehoused. In addition, no family may be evicted from an urban renewal site until it has been offered and has refused such a standard accommodation. The Urban Renewal Administration requires detailed, quarterly reports on what happens to these families and also periodically inspects the local operation to see that families are actually rehoused in standard accommodations.

The city is also expected to offer assistance to individuals, but federal requirements are not as stringent as they are for families.

Financial assistance for families and individuals covers moving expenses and rent adjustments. Every family or individual is entitled to reimbursement for moving expenses up to a maximum of $200. In addition, all families and elderly individuals (62 years or over) are entitled to rent adjustment payments based on the difference between 20 per cent of their income and the rent of a standard housing accommodation in the community. This rent adjustment payment cannot exceed $500 and cannot cover more than a one-year period.

Businesses displaced receive counselling service and financial assistance. Moving expenses are paid; the maximum is $25,000. In addition to moving expenses, those businesses that have annual earnings of less than $10,000 receive a flat payment of $1,500. Businesses are also entitled to 20-year low interest loans (currently 3¾ per cent) from the Small Business Administration to help them re-establish in new locations.

All relocation payments are paid by the Federal Government. The city bears none of the cost.

Land Acquisition and Preparation.—Urban renewal would be impossible were it not for the power of eminent domain. The assembly of land is essential to the renewal operation. In most instances, however, the city is able to acquire property through negotiation. Eminent domain is necessary only where agreement cannot be reached on price, where the owner contests the legality of the taking, or where necessary to clear up the land title.

Since the sums involved in land acquisition are large, the Federal Government has procedures to assure the payment of fair prices. No land may be purchased until the Federal Government has agreed upon the price and a Federal representative has viewed the parcel.

Land Disposition.—Once the land has been acquired, the occupants relocated, the structures demolished, the new streets and utilities installed, it is then ready for sale or lease to redevelopers. This is the end product of the redevelopment process and an extremely important one. A separate section of this paper deals with this subject, so here I shall describe it only briefly.

The key requirements in selling or leasing land are: (1) that the redeveloper build in accordance with the renewal plan, (2) that the property be sold or leased for its fair value under the limitations and controls of the renewal plan, and (3) that the redeveloper enter into a firm and binding contract to build in accordance with the plan and begin construction within a reasonable period of time.

Urban renewal provides the instrument through which the city decides how a blighted area is to be built. This a central concept of the programme: that the renewal plan represent a statement of public objectives with respect to the re-use of an area. The plan has the force of law and cannot be modified without action of the city council and approval of the Federal Government. Since the plan has special legal status, it is essential that the redeveloper be required to adhere closely to it.

Another major element of the renewal process is the sale of the land at a price based on its economic value rather than on the cost of its acquisition. The "write-down" provision of the renewal programme is basic. The use of the cleared area is not dictated by the cost of its acquisition but by the decision of the city as to the best use to which it should be put. Once that use is determined and the limitations of its development established, the price is set accordingly. It is a price that the Federal Government must approve, and it is a price that represents market value for similar property subject to similar development limitations. In short, the value of the improvements of the land prior to acquisition and the previous intensity of use do not have to be added to the permissible future development in order to make development economically feasible. Price is set on the basis of the economics of that which is to be built. Without the "write-down" provision, cities would lack the freedom of determining the re-use of cleared land.

Where housing is the re-use, the redeveloper is provided special financing assistance through the Federal Housing Administration. By meeting standards established by FHA, he is able to obtain a long-term (40-year) loan at an interest rate of 5¾ per cent either through the device of having such a loan insured as to repayment by FHA or, if there is no private lender willing to make such a loan, by having the Federal Government through the Federal National Mortgage Association make such a loan to him directly. If he is to build housing for moderate income families, he is entitled to a reduction in the price of the land and may obtain a 40-year loan at an interest rate of 3⅞ per cent.

Rehabilitation.—Not all urban renewal projects result in clearance. Where existing structures are basically sound, it is wiser to rehabilitate than to demolish, at the same time providing the needed new public improvements and clearing out those pockets of slums that are too far gone to rehabilitate. Also there *are* areas in the United States that have historic and architectural value that should be preserved. Rehabilitation has the additional advantage of reducing the number of families to be displaced and, where it exists, preserving a viable community and its social institutions.

Under rehabilitation, the city establishes minimum, physical rehabilitation standards for the renewal area. These standards are a part of the renewal plan, and each property owner is expected to improve his property to meet these standards, hopefully voluntarily rather than through the force of law.

There are problems, however, in this operation. Families

of low income usually lack funds to rehabilitate their homes ; and many families are unsophisticated in the ways of obtaining loans, dealing with contractors, and managing their financial affairs in a prudent fashion.

Thus special kinds of assistance are needed in helping property owners in rehabilitation areas. The city must deal on an individual basis with many property owners, providing tailor-made plans if the owner is to be persuaded to undertake the necessary repairs. Consequently, cities with successful rehabilitation projects have been those with a staff of expert technicians who rendered such services. The technicians make sketch plans for the improvements, help obtain the loan, and work out a budget demonstrating how the improvements can be financed.

Property owners in these areas are eligible for liberal loans through the auspices of our Federal Housing Administration. Where an owner agrees to rehabilitate to the standards of the renewal plan, he can obtain a loan to finance the improvements or a loan to cover the refinancing of existing mortgages plus the cost of the improvements. These are long-term loans (25 years) at the standard rate of interest (5¾ per cent).

Where the property owner has insufficient income to carry such loans, he may receive a direct loan from the Federal Government for 20 years at 3 per cent to cover the financing of the improvements. The loan may not exceed $10,000 per dwelling unit.

Business establishments also need loans to rehabilitate their property. No special rehabilitation assistance is available to such a property owner, however, unless he can demonstrate that he is unable to obtain a loan on reasonable terms and conditions in the regular market. If he can so demonstrate, he is eligible for a 3 per cent, 20-year loan. The maximum amount is $50,000.

A rehabilitation project follows the same process as does a clearance project and thus has an urban renewal plan. An important element of rehabilitation projects is the building of new public facilities such as streets, playgrounds, parks, and the like ; for frequently these areas have been neglected in this respect, and the demonstration by the city of its interest in the area by such installations encourages the property owner to rehabilitate.

Financing.—The formula by which the Federal Government provides financial assistance to cities for urban renewal is relatively simple. It is provided on the basis of individual projects—not upon a distribution formula based on population, extent of blight, or the like.

The Federal Government pays two-thirds of the net cost of a renewal project. In cities under 50,000 population, the proportion is three-fourths. The gross cost of a project is the sum of all of the costs of the project, including the initial planning, the cost of the administrative staff, land acquisition, demolition, new streets and utilities, and new schools and other buildings to the extent that they serve the project. From this gross cost is subtracted the proceeds from the sale of the land. The result is " net project cost." Of this, the Federal Government pays two-thirds or three-fourths.

The city must make up the difference. This it may do either by direct appropriations to the project or by spending money itself for such things as streets, utilities, parks, playgrounds, schools, and other such " supporting facilities."

The Federal Government will, in addition, provide the city with working capital—the capital for planning, land acquisition, site improvements, demolition, etc. The city pays interest on these loans at the rate it costs the Federal Government to borrow money. The Federal Government will not, however, provide working capital for the construction of any public building or structure ; this the city must finance itself. The Federal Government pays 100 per cent of all relocation costs for moving, rent adjustment, or business displacement.

This is a description of the operation of the urban renewal programme. It is simple in basic concept, but it is somewhat more complex in operation.

Impact and Commitment[3]

Statistics, I know, can be deadly ; but a few statistics on the urban renewal programme can give one a quick grasp of its size and impact. From a programme with small beginnings, it has grown to one of considerable size. At the end of 1964, there were roughly 800 cities with some 1600 urban renewal projects. As you can imagine, both cities and projects range from very small to very large ; from cities of around 1000 population to New York with its millions. Projects range from less than an acre to over 2,500 acres, and the character of these renewal projects varies from providing a parking lot for the downtown area of a small city to the rebuilding of the central business district of a major city. Housing as you would expect is a major renewal activity ; large areas have been rebuilt with housing for all income groups, and entire new communities are in the process of development.

In terms of dollars, since 1949 Congress has authorised $4.725 milliard for federal capital grants. Legislation now being debated would authorise an additional $2.9 milliard, for the programme will soon be without funds.

We find that our average urban renewal project requires about $2.6 million in federal subsidy and averages some 70 acres in size.

The aggregate statistics on our urban renewal projects are interesting. If we examine those renewal projects that were in what we call the execution stage ; i.e. those that had received authorisation from the Federal Government to acquire land, relocate families, etc.—if we examine these 970 projects as of the end of 1964, we find they total 66,000 acres —over 100 square miles. Not all of these acres will be acquired, however—only 36,400 acres, or 57 square miles. The rest, of course, consists of those areas to be rehabilitated and those areas where it is unnecessary to acquire the land such as streets, public spaces, and the like. We find also that of the 36,400 acres to be acquired, 27,026 or 42 square miles, had actually been acquired. It takes time to prepare this land for resale—families must be relocated, structures demolished, utilities installed, etc.—so the land for which redevelopers had been selected was a good deal less than that actually acquired, 16,318 acres or 25 square miles.

These statistics take on a good deal more meaning for the layman when one realises that the area of the land to be acquired in these projects is greater than Edinburgh and 11 times the size of Cambridge.

During this period, the urban renewal programme has been responsible for the demolition of about 300,000 dwelling units, the relocation of 185,000 families, and the rehabilitation, completed or in process of some 66,000 dwelling units.

As a tax generator, we find from experience to date that the real estate tax return from the areas redeveloped or in the process of being redeveloped will be about 4½ times the tax return prior to redevelopment. We find also that for each dollar of federal capital grant funds invested in a renewal project, we can expect about $5 in private funds to be invested. This is a considerable economic generator.

These are the statistics. What has been the impact of the renewal programme on individual cities? Statistics can hardly give this kind of picture.

There are so many cities with excellent examples of what renewal has accomplished that it is difficult to select from among them. So let me pick and choose at random.

New Haven, Connecticut, a city of around 150,000 population, has invested heavily in urban renewal and has achieved tremendous success. New Haven tore down its central business district, built a parking garage adjacent to it and a major expressway, and after some delay, persuaded two department stores to build in the cleared area, one a local store that had been in New Haven for many years, the other a national chain of some fame, Macy's. Both stores are doing a thriving business. A new hotel and office building adjacent to these stores are under construction, and downtown New Haven is now a vigorous commercial centre. But this is not all New Haven has done. Several apartment houses have been built close to the downtown area, an industrial park for small industry has been developed, major areas are in the process of rehabilitation, and housing for moderate income families has been built and is under construction. New Haven has been remade by the renewal programme.

Or we can move to the west coast—to San Francisco, a city of over 700,000. Here three major projects are under way and several more are being planned. Western Addition, an area of former slum housing, is being rebuilt with housing for a variety of income groups. A major Japanese cultural and business centre was placed under construction just recently. In an area adjacent to the famous San Francisco Ferry Tower, high-rise apartment houses have been built and others are under construction; a large office building has been started, and a new park in front of the Ferry Tower will be created.

Our capital city of Washington has one of our most outstanding renewal projects. Southwest, as it is called, covers more than 500 acres. When completed it will contain around 6,000 housing units, consisting of high-rise apartments, walk-up apartments, and town houses. It is the location of Washington's famous Arena Stage, the home of a repertory company that presents theatre in the round. Already several large federal office buildings have been built in Southwest along with new churches, a shopping centre, a motel, food establishments, etc. The waterfront portion of the Southwest is soon to be developed with restaurants, boat supply houses, and other water-oriented functions. The area includes over 1,000 units of public housing.

In Chicago, a city with many, many renewal projects, it is difficult to describe just one. The Hyde Park–Kenwood project, however, illustrates the impact renewal can have on the environment of a university, in this case the University of Chicago. Because of urban renewal, the area around the University has been rebuilt and rehabilitated, providing new accommodations to faculty and to those associated with the University. From an area that was rapidly deteriorating and as a result having an adverse impact on the University, it has become once again one of the most desirable places to live in the City of Chicago. An interesting portion of this project, called Harper's Court, has been built specifically to house artists and craftsmen who were in the area before it was renewed but who could not afford to pay standard rent for space in the new structures being built. A special corporation was formed, money was raised, and a small commercial complex was built to provide space at reasonable rents for these artists and artisans.

There are many more projects of great drama ; Hartford's Constitution Plaza, Baltimore's Charles Centre, Philadelphia's Society Hill, Pittsburgh's Lower Hill, Little Rock's Live Stock Show Area, Fresno's Downtown Mall, and on and on. Sometime, perhaps, we shall have sufficient resources to provide descriptive material on all our renewal projects.

The impact has been great. Our mayors feel that the renewal programme offers them hope for city salvation, the hope of revitalising the city and remaking it into a really desirable place to live and a desirable place to be. It takes time for the end-results to become visible, but becoming visible they are ; and to one who has been in the programme from the beginning, it is very gratifying.

DEVELOPMENT OF HOUSING AND URBAN RENEWAL PROGRAMMES

In the United States, legislation in this field has been generated by concern for slum housing conditions. The United States citizen and his elected representative have responded favourably to programmes aimed at improving the lot of the unfortunate.

The beginnings of such legislation were in New York City where social reformers such as Jacob Riis protested at the wretched slum conditions of those living in tenements.[4] The result of his campaign was a New York City law adopted in 1901 governing the design of tenement structures ; and to this day, structures built according to these standards are known as " new law tenements " to distinguish them from " old law tenements." A sizeable quantity of both " new " and " old " still exist in New York City to-day and continue to plague us.

But the major foundation of our present legislation was laid during the depression of the 1930s. As part of the government's programme to stimulate the economy, the Public Works Administration developed a programme to accomplish three objectives ; namely, stimulate the construction industry, clear existing slums, and provide housing for low income families. The programme, adopted in 1935, was operated directly by the Federal Government. Slum areas were acquired by eminent domain if necessary, the existing slum areas were cleared, new housing was constructed, and occupancy was limited to those families earning less than a specified amount. This was the forerunner of our present public housing programme.

Public Housing

The Federal public housing programme was adopted by Congress in 1937. It took over the three basic objectives and the initial PWA programme which had been experimental in nature. Its operation, however, differed in one major respect ; and this difference has been a basic element in all national legislation dealing with local public programmes of housing and urban renewal. This was, and is, the principle that the Federal Government is not the direct agent for housing and urban renewal programmes. The Federal Government provides financial and technical assistance and establishes standards under which these programmes must operate, but the decision to undertake and carry out such programmes is left to the municipal government.

Thus under the public housing programme of 1937,[5] the Federal Government in effect said the following : For any city that wishes to clear a slum area and rebuild it with housing for low income families, we shall provide the capital cost of acquiring the site, clearing the slums, designing the housing project, and building it. The city in turn will agree not to tax the housing project (although the housing project will make payments to the city in lieu of taxes for municipal services provided the project), to limit the occupancy of the

project to families with incomes below a specified amount, to establish rents on the basis of the income of each family housed, and to operate the project on the income from these rents.

Under this system, no city was required to build public housing. Assistance was offered to those cities that wished it.

Federal Housing Administration

At about the time the public housing programme was initiated, another new housing programme was established by the Federal Government. This programme, known as " FHA " since it is administered by the Federal Housing Administration, has had a greater impact on housing and community development in the United States than any other. Adopted in 1934,[6] it revolutionised the housing industry and housing financing. By the device of providing mortgage insurance, lenders were protected from loss of their investment and consequently were willing to lend on more favourable terms. The result was acceptance by the lenders of long-term mortgages (they may now run as long as 40 years in some instances) and an equal monthly instalment repayment schedule covering principal, interest, local real estate taxes, and fire insurance. Thus the home-owner was able to budget a fixed amount for his entire housing expense except for utilities and maintenance.

The result, although not immediate since there is always a lag between adoption of a new programme and its acceptance by practitioners, was a greatly expanded home-building industry and availability of credit for home-building in amounts much greater than before. As part of this mortgage insurance programme, minimum construction and design standards—assured by FHA inspections—were required.

This kind of financing and the assurance of minimum standards encouraged the housing consumer to purchase rather than rent ; and home ownership increased tremendously. In 1930, 48 per cent of the families in the US owned their homes. By 1965 the figure was 63 per cent. The increase in numbers is, of course, much more dramatic—from 14·3m. to 35·5m.

An additional impact of the FHA programme was the tremendous expansion, particularly after World War II, of single family, free-standing houses in the periphery of urban areas. The suburban areas expanded at an unprecedented rate, creating what we now label " urban sprawl." It was not the purpose or function of the Federal Housing Administration, however, to direct or control the growth of urban areas. Its function was to provide a mechanism to encourage the construction of housing.

Urban Renewal

At the end of World War II, the United States found itself with a relatively small public housing programme, a private housing programme under FHA that had demonstrated its ability to stimulate the housing industry, and a concern for future economic conditions. It was at this period that Congress began its major debate on slum clearance and urban redevelopment, as it was then called, and it was at this time also that Congress adopted a special housing programme for veterans of World War II.

The major debate,[7] which began in 1946 and resulted in the passage of major legislation in 1949,[8] was oriented heavily towards the stimulation of the post-war economy and was based on the early experience with the public housing programme. It was this legislation that created urban renewal, a programme which, although only 16 years old, has developed very rapidly in concept and operation. It is important, therefore, to have some background on the attitudes and experiences that shaped the 1949 legislation.

One must first return briefly to public housing. This was not only a programme to house low income families; it was also a slum clearance programme. Slum clearance was a major selling point and had a sympathetic response in Congress. It was also during this early period (1940) that our decennial Census first reported on the condition of housing. Cities relied heavily on these statistics to demonstrate the need for clearing slums and developed statistics on their social and economic costs.

It was natural, therefore, that the emphasis of the urban redevelopment debate was on slum clearance and housing although not necessarily on housing for low income families. Cleared areas were to be rebuilt for those uses specified in the city's comprehensive plan ; and " maximum opportunity " was to be given to private enterprise. Housing was emphasised by requiring that an urban redevelopment project be predominantly residential in character either before it was cleared or after it was rebuilt. And Congress, again drawing upon its experience in the public housing programme, established the slum clearance and urban redevelopment programme as a local programme, a programme to be run by the city at its initiative rather than by direct federal operation.

The legislation included a new and major requirement—relocation. A slum clearance project could not proceed until the city demonstrated that there were or would be available " decent, safe, and sanitary dwellings " for the families being displaced at rents the families could afford.

This relocation requirement has become one of the most widely-discussed aspects of urban renewal and one of the most criticised aspects of its operation. It is important to realise that until 1964 the urban renewal programme was the only federal programme involving the displacement of people where relocation assistance was required. In 1964, this requirement was added to both the mass transportation and public housing programmes.

There were two provisions in the slum clearance and urban redevelopment legislation of 1949 that deserve mention as being somewhat ahead of their time. They are the provisions establishing " Predominantly Open Land " projects and " Open Land " projects.

The first is defined as " land which is predominantly open and which because of obsolete plotting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community. . . ." Congress had in mind those developments, frequently labelled " dead subdivisions,"[9] that had been laid out in the land development boom of the 1920s but which had been but partially developed because of lack of market or poor design. Urban redevelopment funds may be used to acquire the land, install the necessary utilities and site improvements, and prepare a plan for development. Like any other redevelopment project, the area is then sold or leased to private developers who build in accordance with the plan. Because of this provision, several " dead subdivisions " have been acquired and successfully developed into attractive residential areas.

The debates and discussion of the " Open Land " project provision are interesting to read some 16 years later, for they reflect a concern for central city congestion and a recognition of the need for controlled, peripheral, residential development to increase the housing supply and thus provide additional dwellings for the relocation of families from slum areas. Thus even in 1949, Congress gave recognition to the principle embodied in your " New Town " legislation.

Under the " Open Land " provision, the Urban Renewal Administration may make loans, but not grants, for the acquisition and development of undeveloped land so long as such land is to be used for predominantly residential purposes. The project operates as does any other redevelopment project ; the building is done by private enterprise, with the public agency acquiring the land (by eminent domain if necessary), installing the streets and utilities, and preparing the development plan. It was assumed that this operation would not require a subsidy, just working capital.

Although the law did not require that such open land developments have some relationship to displacement by redevelopment operations, the " legislative history " (the debates and discussion of the law by Congress prior to its passage) clearly indicate that such should be the case.

This provision of the Act has had little application, primarily because those cities with urban renewal programmes do not have authority to acquire land beyond their political boundaries, and there are few cities with undeveloped land areas of any size within their borders.

This was the basic legislation adopted by Congress in 1949 establishing the " Slum Clearance and Community Development and Redevelopment " programme, to use its precise name. The Act also provided for an authorisation of $500m. for federal subsidies for urban redevelopment projects.[10]

The Housing Act of 1949 did more, however, than establish the urban renewal programme. It also expanded the public housing programme ; for in addition to reaffirmation of the need for this programme, it was recognised that in the process of relocating displaced, low-income families it would be necessary to provide additional public housing.

Finally, the 1949 legislation established a national housing policy—a policy designed to guide and direct future housing and renewal legislation and to delineate clearly the intent of Congress in adopting such legislation. The import of this policy is such that a part should be quoted—

> The Congress hereby declares that the general welfare and security of the Nation and the health and living standards of its people require housing production and related community development sufficient to remedy the serious housing shortage, the elimination of substandard and other inadequate housing through the clearance of slums and blighted areas, and the realization as soon as feasible of the goal of a decent home and a suitable living environment for every American family, thus contributing to the development and redevelopment of communities and to the advancement of the growth, wealth, and security of the Nation.

Broadening Amendments

Of major importance among the amendments to the basic legislation have been those that have moved the programme from a project orientation to an orientation of larger areas and a programme of meshing urban renewal into a city development programme.

Thus in 1956,[11] the concept of the General Neighbourhood Renewal Plan was established—a concept for the planning of slum or blighted areas too large to be undertaken as single projects. The purpose was to encourage the planning of logical geographical units and the renewal of segments of such areas as separate projects.

The second major amendment in this sphere and of considerably greater importance was the provision in 1959[12] for Community Renewal Programmes. Under this provision, the Federal Government pays two-thirds of the cost of a city-wide survey to delineate those areas that need some form of remedial urban renewal treatment and to establish a time schedule for such treatment. The city coordinates its capital improvements programme with this schedule and in effect produces a comprehensive development programme for a stated period of years. It also takes into account factors such as population changes both in number and kinds, the needs for housing of various types, the changing economic conditions of the urban area, and the impact these factors may have on migration and fiscal status.

The Community Renewal Programme concept is rather sophisticated, and it is only recently that cities have made any real use of it.[13] The eventual impact, however, should be considerable. In this year's proposed legislation, the Community Renewal Programme would be required for all cities over 50,000 population.

Related to these amendments is the workable programme requirement adopted in 1954.[14] This amendment requires the city to demonstrate that it is undertaking programmes that will prevent the increase and lessen the extent of slum and blighted areas. Here Congress took the position that cities should not receive federal assistance if they were not doing as much as they could on their own to prevent the conditions for which financial assistance was being sought. The city must submit for federal approval " A Workable Programme for Community Improvement," which includes such basic elements as housing and building codes, a general plan, and evidence of citizen participation.

The most impressive impact of this requirement has been the great increase in the number of housing and building codes, their modernisation, and their enforcement.[15]

Amendments Expanding Renewal Activities

Another group of amendments permitted the expansion of urban renewal activities. The most important was the change in 1954 establishing rehabilitation projects.[16] The rationale for this expansion is clear. The amount of substandard housing in the United States is considerable ; the costs of acquiring and demolishing such housing are astronomical. Much of this housing is basically sound ; it needs only to be rehabilitated. Many areas of such housing are viable communities ; they should be strengthened rather than destroyed. Such housing represents a large investment ; it should be maintained and preserved wherever possible.

Thus was born the concept of rehabilitation and conservation to augment—not supplant—slum clearance and urban redevelopment.[17]

But enlarging urban renewal's authority did not automatically result in an immediate and effective rehabilitation and conservation programme.[18] In many instances, state-enabling legislation had to be amended to expand the authority of cities to undertake such renewal projects, and amending state legislation is not always an easy or rapid process. In addition to this impediment, cities soon learned that rehabilitation was a much more difficult process than clearance and redevelopment.

Obtaining loans for rehabilitation also proved to be difficult even though they were available under FHA. Much of the difficulty stemmed from FHA's lack of experience in dealing with property to be rehabilitated. FHA's experience was basically with new construction, and local FHA offices tended to require the same standards for rehabilitation loans. Therefore, the cost of rehabilitation, if FHA standards were to be met, was frequently greater than the pocketbook of the property owner could afford.

This problem was met in several ways. First the law was amended in 1961[19] to make rehabilitation loans easier to obtain by liberalising the FHA valuation formula and authorising FHA to accept secondary liens or mortgages.

The first amendment has helped considerably ; the second has had little impact, primarily because in actual practice the property owner found it to his advantage to refinance all existing indebtedness and include the cost of rehabilitation under a single, long-term mortgage. Existing indebtedness is frequently in the form of two or more mortgages of short term and high interest rates. By recasting the mortgage under FHA to cover the existing debt as well as the cost of rehabilitation and extending the loan over a relatively long term (20 to 25 years) and at a lower interest rate ($5\frac{3}{4}$ per cent), the property owner found his monthly payments, in some cases, actually lower than before.[20]

Perhaps of even greater importance, however, has been the administrative coordination between FHA and the Urban Renewal Administration. FHA and URA must now agree on rehabilitation standards for a renewal area. Thus a property owner knows he can obtain an FHA loan if he improves his property to the standards in the renewal plan.

Even with these changes in the law and administrative procedures, there were still cases where the inadequacy of the property owner's income prevented him from obtaining a loan. In addition, there were no special loans available for non-residential property, and many small business concerns were unable to obtain loans from conventional sources.

So in 1964, the legislation was again amended by providing for direct federal loans for rehabilitation at a 3 per cent interest rate for those property owners unable to obtain financing on reasonable terms in the private market. Loans were limited to $10,000 per dwelling unit for residential property and to $50,000 for a non-residential structure. Thus for the first time, special rehabilitation loans were available for non-residential structures in rehabilitation areas.

But even with these greatly expanded aids, there are still areas where additional assistance is needed. Thus the Administration this year had proposed rehabilitation grants, not to exceed $1,000, for owners too impoverished to finance such improvements.

All these developments indicate a growing interest in rehabilitation as an important renewal operation. In fact, the Administration and the Congress both feel that rehabilitation should be emphasised, and some go so far as to propose that clearance activities be cut back. Much of this stems from a concern for the families that must be displaced and from a feeling that clearance may be destroying viable communities.

Non-Residential Projects

Another important 1954 amendment expanding renewal activities was that permitting 10 per cent of the urban renewal grant funds to be used for what are called " non-residential projects." In the original legislation, a redevelopment project had to be predominantly residential either before clearance or in development of the land after clearance. Several cities felt that this limited their operations in clearing non-residential slums and developing the cleared area for logical, non-residential uses, and Congress was persuaded to permit the use of this small percentage of funds for such non-residential projects. This exception was increased to 20 per cent in 1959 and to 30 per cent in 1961. A proposal by the Administration in 1964 that this be increased to 35 per cent was rejected by Congress on the basis that the urban renewal programme should not lessen its emphasis on housing.

Many of these " non-residential projects " have been dramatic, central business district developments are frequently pictured when the renewal programme is describe by the press.[21]

Colleges and Universities

A third expansion of urban renewal activities came in 1959. It stemmed from a growing interest in expansion and environmental improvements by urban colleges and universities landlocked by slum and blighted developments. Since most such institutions do not have the power of eminent domain and since land assembly is costly and sometimes impossible without such authority, they have had the choice of abandoning their plants and moving to the undeveloped countryside or looking for devices to acquire needed adjacent land. As a solution, a group of universities developed a most ingenious proposal, one that gave them leverage to persuade the city to undertake urban renewal projects for university expansion or university housing and the elimination of blight in surrounding areas.

The device allows the city to take credit as its share of the cost or an urban renewal project for a university's expenditures for land acquisition, relocation and demolition of blighted areas where three conditions are met ; namely, the land acquired is to be used for educational purposes, it is adjacent to or near an urban renewal project, and it is in accord with a publicly approved plan for the area.

This provision enabled universities to persuade cities to undertake adjacent renewal projects since the university's expenditures were sufficient to meet the city's share of project costs. Universities may also purchase land in these renewal areas, but these expenditures do not count as a city credit since such land is sold at a write down.

The result of this provision has been phenomenal. Colleges and universities have enlarged their campuses, and the surrounding areas have been improved.

In 1961 this section of the legislation was amended to cover hospitals as well.

Special Housing Financing

By 1954 urban redevelopment experience indicated that it was not always easy to persuade developers to rebuild on cleared sites. There had been several instances where land had gone begging. The FHA financing tools were not geared for rebuilding on close-in, cleared slum sites but rather on established, in-town sites or on peripheral, raw land. Prospective developers found it difficult to obtain mortgage financing for housing they proposed to build in renewal areas.

Consequently in 1954, Congress amended the FHA legislation to provide mortgage insurance for housing developments in urban renewal areas. Mortgage amounts and terms were liberalised, and valuations were based on the projected redevelopment rather than on pre-clearance reputation.

But of even greater importance was the establishment in the same year of the special assistance programme under the Federal National Mortgage Association. Congress authorised this agency to buy mortgages on housing developments in urban renewal areas when the developer could demonstrate that private lenders had refused to make a mortgage loan and FHA had issued a commitment for mortgage insurance. Thus a developer could obtain liberalised financing terms under FHA ; and if a private lender would not lend on these terms, the Federal National Mortgage Association would.

With this guarantee, the financing bottleneck was broken ; developers showed increased interest in cleared renewal areas. Although developers relied heavily on FNMA in the

early years, one now finds private investors anxious to place mortgages in renewal areas ; and the number of mortgages that are actually purchased by FNMA is very small. In fact, a reverse trend now exists. FNMA has been selling urban renewal mortgages from its portfolio.[22]

Relocation

The most significant developments in urban renewal legislation have had to do with the relocation of families, individuals, and businesses. Relocation in urban renewal has drawn the most fire and criticism and has received the most attention from Congress.

The 1949 urban renewal legislation reflected a particular housing concern in requiring that there be a feasible plan for the relocation of families into decent, safe, and sanitary housing that they could afford. The intent was to make sure that those living in redevelopment areas would not be disadvantaged by the clearance process and that standard housing would be available to them. The renewal programme in its housing orientation, therefore, has a two-pronged attack ; one, the rehousing of families into standard housing and two, the clearance of areas of slum and blighted housing.

The result of this relocation operation, based upon these periodic reports from the cities, are very good. Of the 185,000 families displaced through 31 December 1964, 80 per cent were relocated into standard housing, 7 per cent moved out of the city and therefore could not be assisted, 7 per cent disappeared in spite of intensive tracing activities by the city, and 6 per cent moved into substandard housing on their own even though they were offered standard accommodations. Thus of those families whose whereabouts were known after displacement, 93 per cent were in standard accommodations.

In spite of this statistical record, many have questioned the effectiveness of the relocation operation, challenging the reliability of the statistics on the basis that they are reports from cities rather than independent appraisals. Consequently, the Administrator of the Housing and Home Finance Agency, Robert C. Weaver, felt an independent check should be made of these statistics. He employed the United States Bureau of the Census to make such a survey in 132 cities where 2,300 families had been displaced in a three-month period. The results supported the official statistics.[23]

Thus the urban renewal programme has accomplished the objective established by Congress ; namely, the rehousing of displaced families in " decent, safe, and sanitary dwellings."

The 1954 legislation was also amended to provide special housing for families displaced because of urban renewal and other governmental action. This programme (known as 221 housing) generated a good deal of rental and sales housing at prices somewhat below the prices of current construction by limiting the amount of mortgage per dwelling unit and extending the mortgage period for sales houses to 40 years.[24]

Even with these special devices, however, moderate-income housing was not being built in sufficient quantity to meet the need ; and in 1961, the Kennedy Administration proposed an additional moderate-income housing programme, a programme based on a below-the-market interest rate. This programme became the 221 (*d*) (3) programme and has had phenomenal success in producing rental housing for moderate-income families. Such housing must be built by public agencies, non-profit organisations, cooperatives, or limited-dividend corporations. The interest rate is based on what the Federal Government must pay to borrow money and was set originally at $3\frac{1}{8}$ per cent. Since then the interest rate has increased to $3\frac{7}{8}$ per cent. Under this programme, rents could be reduced some 20 per cent below what would have had to have been charged at the regular FHA mortgage interest rate of $5\frac{3}{4}$.[25]

In terms of financial assistance to displaced families and individuals, the Urban Renewal Administration early decided that moving expenses should be paid to the extent legally authorised. Congress in effect ratified this decision in the 1956 legislation (primarily because of a complicated legal limitation on such payments under some state laws), providing for payments of up to $100 per family or individual for actual moving expenses. In 1959 this limit was raised to $200.

In 1964 the Johnson Administration proposed, and Congress adopted, additional assistance to persons displaced because of urban renewal and public housing by providing for the payment of rent adjustments. These rent adjustments are the difference between 20 per cent of the family's income and the average rent in that community for standard but modest accommodations. The subsidy is provided to each family for only one year, and the total subsidy may not exceed $500. The total cost is borne by the Federal Government.

Both the Administration and Congress have also been concerned over the fate of businesses displaced because of urban renewal, and several legislative proposals have been adopted to ease their lot. Many of the businesses in urban renewal areas are small, and it is frequently difficult for them to re-establish themselves in new quarters. On the whole, about 30 per cent of the businesses displaced go out of business although in many instances the dissolution of the business is a choice of the proprietor rather than the result of displacement.[26]

In the United States, the government does not pay for " goodwill " or the business itself when property is acquired under eminent domain. The position of the courts has always been that it is only the real estate that is being acquired ; the business as such is not compensable.[27]

The 1956 legislation provided that moving expenses not to exceed $2,000 could be paid for displaced businesses. This amount was raised to $2,500 in 1957, to $3,000 in 1959, and the limits removed completely in 1961. Administratively, however, the limit has been set at $25,000.

In 1964 an automatic payment of $1,500 was provided for displaced businesses earning less than $10,000 per year.

There was also interest in helping businesses re-establish in new locations. In 1961, the Federal Small Business Administration was authorized to make below-market-interest-rate 20-year loans to businesses displaced because of urban renewal.

I have spent some time in describing these developments in the urban renewal programme for they indicate the way in which the programme has been modified and improved and the direction in which it has moved and is moving. They also reflect the programme's growing complexity and Congress's and the Administration's increasing concern with rehabilitation and with the programme's impact on those being displaced, on poor families generally, and on small businesses.

Although the programme is still a city rebuilding operation and is so considered by many cities, there is interest by some in directing the programme towards building for low or moderate income families. This is frequently reflected in the use of the term " human renewal." I shall return to this aspect of the urban renewal programme in the last section of this paper where I discuss the social situation in our cities

and the social and human development programmes that are now emerging as important supplements to the urban renewal programme.

PUBLIC-PRIVATE PARTNERSHIP IN URBAN RENEWAL

Before delving into the public-private partnership in urban renewal, it is necessary to dwell at least briefly on the local governmental structure that guides the development of cities and towns in the United States. Our experience with governmental control or direction of development has been considerably less than yours. It is also incipient since it is being practised in a sophisticated way by only a few cities. Urban renewal has always had the potential of a positive development tool, but it has been used infrequently by local governments in such a positive way.

Land Development Controls

Control of land development in the United States rests with the municipal government—the city, the town, the county, the township—not with the state or the Federal Government. Except for direct public works, such as public buildings, civic centres, roads, parks, etc., the control over land development has been exercised through two devices—the zoning ordinance and the subdivision regulation. The subdivision regulation governs the design of streets, utilities, etc. The land use is determined by the zoning ordinance. Approval of subdivision design can control the design of an area ; and in some instances approval can also control the placing of community facilities, such as schools, parks, playgrounds and the like since in some jurisdictions the large land developer is required to set aside certain portions of his land for such community facilities.

Zoning determines the use and intensity of use. These regulations are in the form of a municipal law which may be modified in case of individual hardship. Zoning controls the development of areas by means of mathematical, universally applicable standards such as height, families per acre, setbacks, side and rear yards, land coverage, floor area ratios, etc.

To change the zoning classification for any parcel of land, the zoning ordinance itself must be amended ; and this requires action by the municipal legislative body, the city council. Such changes are made, with varying frequency, upon the request of the proposed developer who wishes to develop the land more intensively or for a more productive use.

The zoning map is intended to reflect the objectives of the city's general plan. Often it reflects existing conditions instead. Since in most cities where urban renewal is operative most of the land has been developed, there is not much that a zoning ordinance can do to reshape the development of the city.

Of necessity, the zoning controls are negative in character. They limit uses, height, densities, etc. They cannot of themselves generate a development of a particular kind or character. They can to some extent prevent improper land development and to some extent they can and have guided development. But often a zoning classification must be attacked and changed if the developer is to develop his land in the way he wishes. The onslaught is heavy ; resistance frequently crumbles. Zoning thus has characteristics that make it a difficult tool to control development.

The planning agency for the local municipality is usually advisory in nature, and influence varies considerably among cities. Generally it does not have much control over developmental decisions. School location, park location, major highway location, etc., are influenced more by the department responsible for the function than by the general plan prepared by the planning commission. The planning commission is frequently on the periphery of hard, developmental decisions and at times retreats to a position of non-political involvement, standing righteously on the purity of the advice submitted to, and often rejected by, the elected officials.

Of late, however, two programmes plus a stronger planning operation have begun to expand the control that a municipality can exercise over development. These two programmes are the urban highway programme and the urban renewal programme. With the advent of our urban expressways, cities now realise that highway location can have a major impact on the development or disruption of the city. Location and design decisions can influence the development and redevelopment of major portions of the city. Until not so many years ago, these locational decisions were exercised by the state highway departments, often riding roughshod over objections of local governments and planning commissions. Since the cost of these expressways is borne not by the city but by the state and Federal Government, the city often was fearful of losing the roadway altogether if it blocked the proposed location.

Within the past few years, however, the interest of cities in the location of urban expressways has greatly expanded. Some cities, San Francisco for example, have ordered the cessation of expressway construction pending a decision on location and design that meets the city's objectives. In San Francisco, one finds expressways ending in mid-air.

Other cities too have expressed such opposition, and the result has been an increasing influence of cities on design and location. Cities have analysed the development impacts of these major transportation routes and have begun to mould them to their development objectives.

For example, New Haven designed a major expressway to serve the central business district urban renewal project. Cincinnati designed an industrial renewal project so that the ramps from an adjacent expressway would provide the best possible access. In Philadelphia, a major controversy arose over a proposed elevated expressway because it would cut off the Society Hill renewal area from the river. It is now to be below grade. In Washington, D.C., expressways have been postponed because many feel a rapid transit system should be built first and the city should not rely on expressways for commuter traffic.

Studies in depth have been made of the relation between land use and traffic generation ; proposed highway developments in the more sophisticated cities and states are no longer based upon projection of land use trends but upon development models reflecting area development objectives.

Urban renewal is the second programme that provides the city with greater control over development. Under urban renewal, a city decides what it wants built ; it determines the design, the relationship with other areas, and the location of public facilities ; it makes the development decisions. The city, however, does not itself construct ; it relies upon private enterprise.

This is the essence of the urban renewal programme ; namely, public decision on development, private execution—a partnership between government and private enterprise.

What is the relationship, what are the inducements, what are the frictions, what have we learned, what are the trends ? These are the questions I should like to answer.

The relationship is new. It is not different in degree ; it

is different in kind. This is not the usual public administration process in dealing with the private sector. A standard community is not being bought or sold. A portion of the city is being recreated, and the city cannot do it alone. It must find, through new public administration procedures, a means of persuading the private sector to rebuild the city in the image the city desires. It cannot leave such decisions to private enterprise alone, and it is not equipped to build itself what private enterprise is geared to build and finance.

Land Sale Process

To lay the framework for the relationship between public direction and private execution, it is best to describe the process, albeit briefly. The city prepares a development plan for an area it has cleared. Such plans vary greatly among cities as to detail, but basically the renewal plan determines the location of the major roads system and the location of public improvements such as schools, libraries, police and fire stations, etc. It also delineates the different land uses—high-rise apartments, terrace housing, churches, commercial facilities, etc. It also establishes controls in terms of density, floor-area ratios, set-backs, height, etc., although the sophisticated plan sets design objectives rather than using standard zoning controls.[28]

With this renewal plan, which has been adopted by the municipality and which has the force of law in controlling development, land is offered for sale or lease, in whole or in sections, to private developers.

The offering may take one of three basic forms. One is based on competitive price, either by auction or sealed bids. The developer who bids the most for the land is awarded the contract. He must of course build in accordance with the urban renewal plan.

This land disposition method is generally the least satisfactory, for it in no way gives the public official any real say over the design of the development. It emphasises maximum return for the land rather than best quality development. In these competitive situations, the prospective developer is frequently so anxious to acquire the land that he is unrealistic in calculating his costs and bids more for the land than prudent economics would indicate. Subsequently he may have to seek financial relief in some other form, such as asking for a lowering of the standards of the renewal plan. Generally it is not in the public interest to treat maximum return from the land as the sole or all important criterion in selecting redevelopers.

A second method is negotiation. Here the city negotiates directly with a redeveloper of its choice, either seeking him out or selecting from among those who have evidenced interest in the redevelopment project. Negotiation covers all aspects of the development—land price, design, financial ability of the developer, construction schedules, etc.

This method has the distinct advantage of placing the city in the position of selecting the developer of its choice rather than having to select from among those who have submitted a proposal. The negotiations can frequently exact more rigorous requirements than other land disposition methods and result in greater public control over the development.

It is subject to abuse, however ; redevelopers might be selected on a political or personal preference basis. Federal regulations require that where this system is used the city must announce in advance that it is to negotiate the sale of the land and permit interested redevelopers to discuss the possibilities of developing the land being offered. Also a public hearing must be held on the terms of the contract after a redeveloper has been selected.

A third method, which has been used very successfully, is fixed price competition. The price of the land is established at the outset and a competition is held on a basis other than price. Usually the factor, or the major factor, in such competitive dispositions is the design of the development. The public agency responsible for making the selection calls upon an advisory jury of architects, developers, and planners to recommend from among the designs submitted. This method has the considerable advantage of calling upon the creative talents of several architects and developers for preliminary design concepts. Where this method has been used, the results have generally been very good.

It does have some limitations, however. There is a tendency, unless prohibited by the public agency, for developers to submit quite elaborate design exhibits since elaborateness of submission may be influential in determining the winner of the competition. It may also discourage developers from participating in future competitions because of the money that must be invested in the submission itself. There should, therefore, be strict limitations on the material to be submitted.

Another caveat in this disposition method is the need to hold the developer to the design submitted, permitting deviation only on the approval of the public agency and then only with good cause. There is sometimes a tendency for the developer to be over-ambitious in indicating what he will build ; and when the cost comes in somewhat higher than anticipated, he may ask for relief. The design submitted must become a part of the land scale contract. He must be obligated to build that which he submits.

These are the principal ways that land in urban redevelopment areas has been sold in the United States. In the early stages of urban renewal, developers were sceptical and in a few instances there was little or no interest in available redevelopment land. Since then, however, the proven success of many redevelopment projects has encouraged developers to enter the redevelopment field, and there is no dearth of interest on their part.

A major reason for this favourable attitude is the location of the land available for redevelopment. Developers must seek locations farther and farther from the centre of the city. Close-in locations are virtually non-existent in most major urban centres, and the economic principle of scarcity comes into play. Closing-in urban renewal areas have a built-in value as a long-term investment.

There are, however, some negative aspects of renewal areas that cannot go unconsidered. They have been the slum and blighted areas of the city. Their reputations have not been attractive ; they have been labelled a " bad address." It takes time to overcome the former reputation and to establish a favourable, new reputation. Thus these areas do not attract crowds of eager renters or buyers during the early phase of their development. Metamorphosis takes time. Developers have learned this the hard way by having their housing developments rent-up over a longer period than originally expected. The area is undergoing metamorphosis.

Public-Private Partnership

The inducement to the private developer then is the opportunity to develop a tract of land in a desirable location, with development standards set by the local government so that he does not have to seek zoning changes to make his development possible, with public facilities such as roads and utilities installed or to be installed by the local government, and with controls that apply to other property in the project as well

as his own. He realises the difficulty of changing the character and reputation of the area ; he knows this will take time ; and he knows that he must deal with a greater bureaucracy and be subject to greater plan review than would be the case in a normal standard, non-renewal development.

Within this framework some frictions are bound to occur ; but our experience can teach us much about the reduction of these frictions and the establishment of a public-private relationship that results in the achievement of the public objectives and at the same time makes it possible for the private entrepreneur to make a reasonable profit—for that, of course, is why he is in business.

Each side must recognise certain truths about the other. On the private side, the developer must recognise that he is, in effect, an instrument of public policy. The renewal plan under which he has agreed to build and which he has examined prior to entering into a contract to buy or lease the land is a statement of public objectives. He is obligated to carry out these objectives. He may have suggestions for change and improvement ; but if they are not accepted by the public officials, he has no right to object.

Also the private developer must recognise that he has an obligation to build what he has proposed ; he should not expect approval of proposed design changes merely because he requests them. He may feel his requests are reasonable and the rejections unreasonable, but he has no basis for objection.

Finally the private developer must realise that the process is public. He will be in the public eye, his activities will receive considerable public attention, he will be subject to public criticism, and he must follow prescribed public procedures. It sometimes comes as a shock to a developer in an urban renewal area to find himself the object of public criticism. While public exposure is a way of life for the official, it is at times deeply upsetting to the private developer.

The public official also must adjust to a new relationship. His most difficult adjustment is to understand, not completely but in part, the operation of the private sector. He must have some knowledge of and sympathy for what the private developer has to do and is unable to do if he is to stay in business. The public official's requests, his demands, his reactions to unpredictable situations—and there are bound to be some of these—must be based on informed knowledge of the needs and interests of the private developer. Since public decisions and processes are not judged in terms of profit considerations, he is often hard put to understand why a delay in the city's meeting its commitments may create financial problems for the developer.

Unfortunately cities have been known to be somewhat cavalier in meeting their commitments. A delay in street improvements, sewer installations, school constructions, etc., can seriously damage the ability of the developer to build or rent his project. I recall one incident where a developer was criticised publicly for not building shopping facilities quickly enough when in fact the public agency was in no position to deliver the land on which the shopping facilities were to be built.

The public official must also understand and respond reasonably to those situations in the private market over which the developer has no control. Public construction, of course, is not geared to market demand. Private construction in a renewal area is. What the developer builds in the renewal area must compete with all other construction and offerings in the market place. If the market does not develop as rapidly as the projected construction schedule in the developer's contract, he should not be expected to commit economic suicide by being required to adhere rigidly to the time schedule and build when there is no market. But the public official must also expect and be able to recognise those situations where a request for delay is not based on market considerations but on factors within the control of the developer.

These are the problem areas in this public-private relationship of urban renewal development. Basically they require a mutual understanding by both the public official and private developer of the affairs of the other—not to the extent of expertise but to the extent that each understands the fundamentals of the way in which the other must operate to achieve his objectives. We have had our disputes, our misunderstandings, and even our law suits, but in the process we have learned a great deal. I would say that we are well along in the development of an operational and understanding relationship with perhaps a bit farther to go on each side. The local public agency needs to be more conscientious in meeting its commitments to the private developer ; the private developer needs to recognise more fully that this is still a risk enterprise and not all adverse developments are caused by public action or should be bailed out by public action. It is a relationship that is rebuilding major portions of our cities ; it has proved successful.

There are a few additional comments I should like to make. They are based on observations I have made over the past several years on the best way to produce the best possible developments. They have to do with the character of the plan itself, the characteristics of the developer, and the urban design quality of the developments produced.

The Urban Renewal Plan

As to the plan, we have learned much from the early days of renewal. We have experimented and innovated and as a result can point to much that is good (and in some cases some that is not so good). Renewal areas have been the few places where there has been the opportunity to design areas rather than individual structures that have little or no relation to their surroundings.

We are still struggling with the problem of the substance of the plan itself. I say we are struggling, for we are seeking a plan that provides for flexiblity and built-in incentives for good urban design and yet one that does not give too much licence to the developer. Although many urban renewal plans still consist of delineated parcels by land use with the usual zoning type controls, we are beginning to use two types of design oriented renewal plans : the very tight, detailed development plan and the flexible "design objectives" plan.

The former is a precise statement of the way the area is to be developed. It is a three-dimensional document, stating in visual terms what is to be built rather than relying upon the usual zoning type controls. Such a plan requires a competent urban designer. Its execution calls for careful and enlightened supervision by the public agency, for it tends at times to be unrealistic about what it is possible to build. Almost a *sine qua non* of such an approach is the availability of the urban designer to oversee the actual development of the plan, to provide interpretation, and to make the adjustments that are bound to be required in the execution of the plan.

A variation of this type plan is one where interested redevelopers submit proposals based either on building what the plan dictates or on a design of their own. The city

judges which is the best—its own design or that of a redeveloper.

The design objectives approach is not dissimilar to the specific design plan, but it has a built-in flexibility. Here the objectives of the plan—social, economic, and aesthetic—are stated and translated into a visual concept. But the developer is given greater latitude in meeting these objectives and is judged on the basis of how well his design fulfills the stated objectives. Here too, of course, the continuing presence of the talented urban designer is essential, for it is he who must pass on whether the proposed development meets the design objectives.

The basic principle, however, is clear. The plan must not end up as a listing of zoning type controls ; it must have a design sense, a design objective, and its execution should not be judged on the basis of whether it meets certain mathematical measurements but on whether it meets the objectives stated by the community. Good design is seldom produced on the basis of rigid templates. It depends upon judgment. The public official in urban renewal must be willing to have his judgment tested.

Kinds of Redevelopers

As to the character of the developer, we have found an interesting shift in the kinds of developers interested in renewal. In the early days of the programme, the speculative developer was the one most often attracted. This was to be expected ; speculative development is responsible for most construction in the United States. But the renewal process turned out to be too slow and the seasoning period too long for most speculative developers ; for he is by definition one who works with little equity, who depends upon creating value quickly, and who expects to make his profit on the sale of the property once it is built and rented. Some of the early speculative developers found themselves inadvertently becoming long-term investors.

To-day, it is precisely the long-term investor who is taking a major interest in urban redevelopment. Such investors have staying power since they have large financial resources and are interested in a long-term, moderate rate of return. The speculative developer must depend upon a higher rate of return, for he must get his equity back quickly in order to get on with other speculative developments. He is likely, therefore, to be more interested in the immediate attraction of what he builds and thus is inclined to produce a design that has current acceptance and which consequently may be somewhat on the jazzy side. He is not as concerned over long-term economics and thus is more likely to choose less costly initial construction even though reduced maintenance costs over the long pull would justify a greater initial expenditure. For the same reason, the speculative developer has less concern than the long-term investor for the competitive position of the building in future years. Therefore, he may not pay sufficient attention to those design elements that will improve the building's chances of competing with one built some 15 or 20 years hence.

The long-term investor sees the close-in location, the built-in protection of the controls in the urban renewal plan (which run from 20 to 40 years), and the increasing demand for space in convenient locations as sound justifications for his long-term investment.

These are not the only inducements to the long-term corporate investor. There are also tax advantages, related primarily to depreciation allowances, which constitute an additional, important incentive.

Urban Design

A major advantage of urban redevelopment is the opportunity it presents for large-scale urban design. Such opportunities were infrequent in the United States prior to urban redevelopment. It is not often that a developer is able to assemble a tract of land as large as or a centrally-located as urban redevelopment projects, and thus there has been little need for, or interest in, the design of such areas. Rockefeller Centre in New York City is one of the few large-scale developments prior to urban redevelopment. The other examples have been primarily in the field of public housing, but the restrictions in terms of costs and limited land use prevented such developments, except in a few cases, from contributing significantly to large-scale urban design.

As a result, there were few really qualified urban designers in the United States when urban redevelopment projects made their appearance. Thus we fell back on the standard planning and zoning concepts developed in the 1930's. They were antipathetic to mixed land uses and mixed types of housing and drew upon the only large-scale design example extant—or so we thought—the Corbu towers in the park.

To-day, as a consequence, some early urban redevelopment projects are criticised as sterile, monotonous, and unimaginative ; but for the time in which they were built, they were considerably better than most structures being built outside renewal areas. But concern for urban design and public awareness of it has grown apace. Old concepts of building relationship, of land-use relationship, of building-type relationship have been rigorously questioned ; and new urban design concepts have been advanced and built.

Because of urban redevelopment, to a considerable extent therefore, the art of urban design has advanced rapidly ; but because of the low level from which it started, it still has a long way to go. We are still short of top-notch urban designers, and we are still examining urban design concepts very critically. We have a tendency to go with the innovation—the new concept—and to reject at times some urban design forms that have stood the test of time very well. But that is the nature of experimentation and exploration, and urban redevelopment has provided the needed crucible. As such, it has created and is creating some of the best urban spaces I have seen—not that I can't point out some bad ones as well, for we have them too—but the best of what we have produced is very good indeed.[29]

This, then, is our working relationship between government and private enterprise in the rebuilding of our cities. It is a mechanism that has worked well even though it still has some flaws. It has required the education of both government officials and redevelopers, but that process has also proceeded well. The relationship is still undergoing development, but I feel we have hit upon an arrangement that works to both the public and private advantage and in the process will produce, and is producing, a much improved quality of urban living.

THE SHAPE OF THINGS TO COME

Up to this point I have dealt primarily with the physical and legal aspects of urban renewal, its legislative development, its operation, its relationship to the private sector, etc. In this concluding section, I shall deal with its broader implications, its broad-scale impact rather than its immediate impact. I shall discuss urban renewal as part of a broader programme dealing with the function and structure of urban society ; and from the trends already discussed, I shall try to extrapolate its future role and character.

This rather ambitious approach is best handled by

examining three major aspects of our urban society. The first is the social or people-oriented aspect of the urban milieu. The second is the control and direction of physical development by government institutions. The third is the growth problems of our metropolitan areas and the governmental structure for dealing with them.

Urban Renewal and the Social Milieu

Except for my reference to relocation, I have not touched on the social impact of urban renewal. Renewal's impact on people, the character of their housing, and the extent to which it improves their living conditions have received increasing attention these past few years ; and trends clearly indicate that this emphasis will continue to increase rather than diminish.

This social impact must be viewed, however, in the context of the social situation that exists in most major cities in the United States since these conditions are not found to any great extent in the cities of Great Britain or other European countries.

Social Environment.—In most large urban areas of the United States, the poor inhabit the central portion of the core city. They live in housing built originally for the affluent or specifically as "workers' housing." Consequently it is either old and not particularly suited to the needs of these families or is not of generous size or quality construction. Such housing is located in what have become our slum areas.

The same areas also house large concentrations of Negroes. These ghettos developed because of the economic status of a large proportion of Negro families and because of racial discrimination.

The long history of limited education and job opportunities for the Negro in the United States has resulted in Negro family incomes considerably below those of white families. The median family income of the Negro is $3,233 ; the median family income of the white is $5,835. Although Negro families constitute 10·5 per cent of the total in the United States, they constitute 24 per cent of the families we classify as impoverished ; *i.e.*, those that earn less than $3,000 per year. Also 42·5 per cent of Negro families are in the poverty category.

The slum areas offer housing accommodations at relatively low rents, and this is where the poor live. But low rents only partly explain why the slum areas house large concentrations of Negroes. Negroes have long been denied the opportunity to live wherever their purchasing power would permit. The slum areas, the less desirable areas, are usually the only ones to which Negroes of all income groups can move. Only recently have public actions been taken to eliminate racial discrimination in housing ; but even with "fair housing" legislation in some states and cities with a Presidential Order on Equal Opportunity in Housing, and with the Civil Rights Act, 1964, we are still some distance from breaking existing patterns of housing discrimination.[30]

The central city concentration of Negroes also reflects the difficulty of Negro families in finding accommodations in suburban areas. Not only do such areas follow policies designed to make it difficult for Negroes to buy or rent ; little housing is available in these areas for families of low or lower middle income. This is strikingly illustrated by examining the population statistics for the Washington Metropolitan area. The percentage of Negroes has remained almost constant at 25 per cent for 40 years ; yet the percentage of Negroes in the City of Washington itself has risen from 29 per cent in 1940 to 55 per cent to-day. The percentage of Negroes outside the City of Washington has dropped from 14 per cent in 1940 to 6 per cent to-day.

It is in the central city slum areas, the areas that house the poor and the Negroes, that the urban renewal programme operates. And it is also in these areas that one finds the concentrations of the disadvantaged families with severe social problems.

The purpose of both public housing and urban renewal has been to eliminate these slum areas and, through the construction of public housing for low income families and through the relocation of families into standard housing, to improve their living conditions. The emphasis has been on providing a suitable physical environment, and this is what both programmes have done.

This approach was based on the assumption that the slum was a breeder of social maladjustment and anti-social behaviour and that the improvement of living conditions would improve the social condition of the family. There is no question but that the slum *per se* does breed social problems and anti-social behaviour, but it is also increasingly clear that this is not the sole cause. The improvement of living conditions does not by itself eliminate the social problems so evident in slum areas.

So long as our slum clearance programmes were relatively small and created little disturbance, since only a few areas were affected, there was not much concern by the citizenry at large with the social problems of slum areas. But as the urban renewal programme became more extensive, as the number of areas being renewed in any one city increased significantly, these social problems began to receive greater attention than they had in the past. They suddenly became more and more visible—and a threat.

The threat that families with social problems, and Negro families in particular, might move into standard areas of the city aroused the citizenry to take a greater personal interest in the social problems that had been so long ignored. So long as the slum and blighted areas were left undisturbed and the social problems were confined to those areas, the citizenry generally looked the other way.

Thus urban renewal has focused the attention of the public generally on the social problems found in slum and blighted areas. We have begun to realise that improving housing conditions—important as this is—is not enough, but that programmes are needed to deal directly with the social problems of slum-dwelling families. Coupled with this recognition has been the acceptance of the principle that if one could improve the economic status of such families, at the same time as their social status was being improved, they could move into the mainstream of middle-class life and thus no longer need the special subsidies upon which many of our social and housing programmes are built.

Anti-Poverty Programme.—Thus was generated our anti-poverty programme, one of the most important elements of President Johnson's Great Society. The basic principle upon which this programme is based is revolutionary, and the concepts embodied in its application are exciting new approaches to the social problems of an urban society. The importance of the anti-poverty programme[31] is not its impact —it is just now underway—but the revolutionary principle underlying it—namely, that our economy has now reached the stage of sufficient affluence so that it is possible for all citizens to share in the good life—the Great Society.

Up to now we have operated on the assumption that the amount of goods available for distribution was limited and that in the distribution of these goods there would always be

some who received very little. "The poor will always be with us" is the saying that best characterises our previous philosophy. Our programmes of assistance were aimed at alleviating the conditions of the poor, providing them with relief and welfare payments to enable them to exist, albeit poorly, in an urban environment.

The new principle embodies more than the distribution of more goods to the poor ; it includes elevating their income-producing capacity so that they may through their own efforts—not through the beneficence of the state—enter the mainstream of urban life as economic producers.

It is an understatement to say that this is an ambitious programme. It is, as I said before, revolutionary. It is an attempt to have each, through his own efforts, share in the affluence and the good life of the Great Society.

And just how will the anti-poverty achieve this ambitious goal? It has a two-pronged attack. One prong is to train those now unable to obtain an adequate return for their labour so that they can command a wage that will support a decent standard of living. This in turn requires an examination of our present employment structure to determine those areas where it is possible to increase employment, particularly in the face of anticipated reduction in employment because of automation. There will have to be increased emphasis on public activities in the fields of education, public improvements and the like, and there will have to be an emphasis on increasing job opportunities in the service industries.

Related to this retraining programme is a vastly increased programme of education, particularly for those children who begin their lives in a disadvantaged state.

The second prong of the attack on poverty is the concentration of social services to those families in need, rather than straight financial assistance which merely enables such families to eke out an existence. These services must be designed to remedy the particular social ill besetting the family or individual. They must cover a wide range of activities and be remedial, not ameliorative. They must be geared to the needs of the families rather than to the characteristics of a particular welfare programme. They should be family or individual-oriented — not welfare-programme-oriented.

Renewal and Anti-Poverty.—And how does the anti-poverty programme mesh with the urban renewal programme? It provides the social tool whose absence has been the basis for much anti-renewal criticism. By definition, urban renewal is a physical programme, a programme to improve the city's physical environment. The social aids available to families in slum and blighted areas have been limited. There has been no basic programme aimed at remedying the social and economic problems of these families.

Aided by the anti-poverty programme, urban renewal can now proceed with the assurance that assistance for socially-depressed families will be available A family to be displaced can receive remedial assistance prior to the time it must move. Its members will be able to move into the new neighbourhood with less trepidation since such assistance should enable them to become responsible citizens of the community.

In areas to be rehabilitated, the anti-poverty programme will also work directly with the families, aiding them in the solution of their social problems at the same time their housing and community are being rehabilitated. The family as well as its quarters will undergo rehabilitation.

For the first time, we shall be able to attack the problems of slum and blighted areas in a comprehensive fashion. Not only shall we eliminate slum and blight and rebuild these worn-out and obsolescent areas, but we shall also be helping families to help themselves in improving their earning capacity and their status in society.

Control of the Urban Environment

A most significant trend in terms of both its rapid development and its portent for the future is the shift in the basic concept of the urban renewal programme. Emphasis on individual unrelated projects that clear a slum and make a piece of land available for private development is yielding to the concept of urban renewal as a programme that can shape the development of the city and restructure it. It has dawned on city planners and elected officials alike that in the aggregate urban renewal projects can change the economic activities and social institutions of the city and its inhabitants. Thus it has come to be viewed as a programme that changes existing land uses for new ones and, in the process, alters the character of the city.

With this new concept has come recognition by some of the more sophisticated cities that a programme with this kind of leverage should be geared to basic development objectives. General objectives such as increasing the tax revenue and attracting middle-income families back to the central city are well and good, but they are not elements of a carefully-designed set of development objectives.

Hence if the community renewal programme had not been created by federal law, it would have been invented by the cities. The computerised studies under the community renewal programme analyse a city's existing situation, examine the effects of alternative development decisions, and forge a comprehensive development programme.

If a city can amalgamate its urban renewal programme, its public improvements programme, its major highway programme, its public housing programme, its housing code enforcement programme, and its fiscal programme into one comprehensive approach to certain stated objectives, it can exercise a considerable leverage over its development and redevelopment.

Thus the concept of positive programmes to achieve development goals was generated by urban renewal and has replaced the attitude of the past that the city was without effective control over its own development. In the past, the city's basic control was the zoning ordinance—negative in character and subject to the onslaughts of developers with their own, special objectives.

One can see to-day in such cities as New Haven, Boston, Pittsburgh, Philadelphia, and many others the actual execution of a strategy of development that is based upon achieving objectives established in advance of the programme.

Cities also now control their development to a much greater extent than in the past through highway planning, The old concept of highway location was to assume a straight line projection of land use and design and locate the highways to meet this projection. Now we know much more about traffic generation and land use. Increasingly, cities first decide how they want to grow in both direction and land use, and highways are designed to strengthen these objectives. Highway planning is another element in the city's positive development programme of which urban renewal plays such an important part.

Execution of this concept rests upon the use of sophisticated, and at times computerised techniques to provide better understanding of the development process and developmental relationships and upon the recognition of local officials that they have the instruments to direct and control development.

This process is a powerful tool—a physical tool with strong social implications. It can programme housing for

various income groups, it can encourage in-migration and out-migration, it can use the quality of a school to attract families to a particular neighbourhood, it can, in short, result in some social restructuring. This kind of social sophistication is beginning to emerge, but we still have much to learn in its analysis and use.

We are also acquiring greater insight into what urban design is and how urban areas ought to function. Urban design is, in fact, a fundamental part of a developmental programme, and through it we shall be able to give greater direction to the design of the city.

The prognostication is clear ; cities have begun to decide their own destinies ; they need no longer leave major development decisions primarily to the entrepreneur. As we become more adept in analysis and as we learn more of the administrative techniques of forging development programmes, we shall be even more effective in remaking our cities into much more desirable places to live and work.

Metropolitan Governmental Complexity

In discussing the city in the previous section, I have purposely discussed it as a separate entity for I did not want to complicate the exegesis with the metropolitan question. In truth, of course, developmental programmes must look to an area greater than the political boundaries of the city ; they must encompass the metropolitan area. But herein lies our problem.

In nearly every metropolitan area in the United States, one finds a major central city surrounded by numerous (varying from just a few to several hundred) independent political jurisdictions. Each has its own planning function, its own elected officials, frequently its own police department, its own school system, its own everything, really. They are complete municipalities and have as much authority as the major central city. Some metropolitan areas spill over into adjacent states. Most of the peripheral municipalities are inhabited by white middle- and upper-income families. The Negroes and the poor are concentrated in the central city.

Except for a few cities that have a wage tax (a tax based on where one earns his wages), the suburban municipalities have no fiscal responsibility in relation to the central city ; each city raised its own revenue, primarily from the real estate tax. Where state financial aid is distributed for specific purposes such as education, the basis is usually population.

Because the real estate tax rate is not uniform throughout the metropolitan area and because these taxes are paid to the municipality where the land is located, there is much vying among the municipalities for high tax-paying industries that impose a small fiscal drain on the municipality. Thus electronic research laboratories that employ only high-paid professionals and which have a high investment in the structures built are considered most desirable. They are clean, emit no noxious fumes, bring in no undesirable residents, and produce high taxes.

Metropolitan areas are expanding at a tremendous rate. In the United States we are urbanising land at a rate of 1m. acres or 1,500 square miles a year. The major expansion is in the larger metropolitan areas.

Except for the very largest metropolitan areas, there is no rapid transit system ; we must rely on the automobile and the buses, using city streets and expressways to transport people from the suburban areas to the central city.

This is our metropolitan jungle. Although we have fashioned some limited devices to civilise it, we must find means of accelerating the process.

We do have metropolitan planning commissions that look at the metropolitan complex as a whole. They are not strong, they do not have much authority, they are advisory only, and they lack a constituency to which to report. But they are there, and they are thinking and drawing maps at the metropolitan scale.

In a few metropolitan areas, we have organisations of elected officials who come together from time to time to discuss metropolitan problems. In some instances, as in the case of the Association of Bay Area Governments in the San Francisco-Oakland area, the body of elected officials has jurisdiction over the metropolitan planning function and thus is able to provide the missing constituency. In a few other cases, primarily the small metropolitan area, the central city has combined with the county to form a single government.

We have created special districts to provide specific services for metropolitan areas such as water and sewer districts, but such districts have no responsibility to the electorate and frequently are beyond the control of any planning operation or any unit of government other than themselves. They consequently can become the unfettered determiners of the development pattern of the metropolitan area.

We have had some instances of a city annexing the entire metropolitan area. Oklahoma City now has an area of over 600 square miles.

Three trends, however, do indicate that we may be moving in a rational direction. The first is the incipient one of the organisation of elected officials. This has progressed very slowly ; but with the stimulus of threatened intervention by the state or Federal Government, it may be speeded up by arguments for self preservation. The second trend, which is just beginning to make its appearance, is growing awareness of the role of the state governments in metropolitan affairs. Under our governmental structure, only the state government has sufficient authority to deal with the problems of the metropolitan area. Cities are creatures of the state and have authority only in their political jurisdiction.

But we also have a strong tradition of city " home rule " in the United States. State legislators are elected from districts in the state, and these districts are becoming more and more urban. Thus it may be difficult for the state government to overcome the strong " home rule " feelings of the legislators elected from districts in the cities.

Despite these obstacles, it appears that some states will establish some form of jurisdiction that can begin to deal with the development problems of metropolitan areas. California is making gestures in this direction, and other states may well follow suit.

The third trend concerns the role of the Federal Government. It cannot deal directly with metropolitan areas, but it can provide assistance for certain programmes that are carried out on a metropolitan basis and thus encourage the development of some form of coordinated metropolitan development. The Federal Government already requires that there be metropolitan planning in connection with its grant programmes for Open Space Land, Mass Transportation, and Urban Highways ; and the Federal Government pays for two-thirds of the cost of metropolitan planning where there is such a planning commission. Also legislation has been proposed to require review by a metropolitan planning commission of any federally assisted project in the area.

Coupled with these activities is the debate now going on in Congress on the Administration's modest proposals for encouraging the development of new communities—we have been careful to avoid your phrase, " New Towns." These

proposals are indeed modest, primarily providing incentives for private developers but also proposing loans to state development agencies which would acquire the raw land plan, the new communities, and sell the improved land to private developers who would build in accordance with the development plan much as is done in clearance areas under urban renewal. This would begin to involve the states more directly in the development of these new areas.

All this does not add up to a large-scale or promising programme for a metropolitan developmental approach, but it does indicate some moves in that direction. It is more than a glimmer on the horizon. President Johnson in his 2 March message to Congress entitled "Problems and Future of the Central City and Its Suburbs" said :—

> The interests and needs of many of the communities which make up the modern city often seem to be in conflict. But they all have an overriding interest in improving the quality of life of their people. And they have an overriding interest in enriching the quality of American civilization. These interests will only be served by looking at the metropolitan area as a whole, and planning and working for its development.
>
> The Federal Government cannot, and should not, require the communities which make up a metropolitan area to cooperate against their wills in the solution of their problems. But we can offer incentives to metropolitan area planning and cooperation.

These then are the major trends and projections as I see them in the field of urban development. The problems are great—the challenge considerable. But we are now clearly an urban society, and we must deal with our urban problems —social, physical, and governmental. Renewal has shown us a beginning in the rebuilding and restructuring of our older cities. But by itself it is inadequate. It must be part of a broader developmental programme dealing with metropolitan areas. The resources of all levels of government are needed.

Urban renewal has revealed many of the problems to be solved, it has conceived a process that can be adapted to other developmental programmes, it has given the city the hope of being able to direct and control its development and rebuilding, and it has established a viable working relationship between government and private enterprise that can be utilised in the building and development process. The objectives ahead loom large and although they are ambitious they are not insurmountable. If we can devise the means to put a man on the moon, we can certainly devise a means to provide the good life for all in an urban environment that no longer demeans but provides a stimulus to man's aspirations.

REFERENCES

1. Eminent domain is comparable to compulsory purchase.

2. It is sometimes difficult to understand the governmental hierarchy of other governments and sometimes difficult to understand the hierarchy of one's own. In the United States, the governmental agency responsible for housing and renewal programmes is called the Housing and Home Finance Agency (HHFA). This agency is headed by an Administrator, the present incumbent being Dr. Robert C. Weaver who was appointed by President Kennedy. Under Administrator Weaver, there are five subordinate agencies called "Constituent Agencies." These five agencies are the Urban Renewal Administration (URA) ; the Public Housing Administration (PHA) ; the Federal Housing Administration (FHA) which handles the mortgage insurance programme ; the Community Facilities Administration (CFA) which provides loans and grants to small cities for, as the name indicates, community facilities and also has programmes for aiding colleges in building dormitories ; and the Federal National Mortgage Association (FNMA), an agency that deals in the secondary mortgage market and about which I shall have more to say later. It is affectionately known by nearly everyone as "Fanny Mae." Authority for the urban renewal programme is delegated by the Administrator to the Commissioner of URA.

3. For an excellent review of the urban renewal programme and a discussion of its impact see *The Economist*, 6 February 1965, pages 541–557.

4. *How The Other Half Lives*, by Jacob Riis, originally published in 1890. republished in 1957, Hill and Wang, and in 1959, Peter Smith.

5. *Housing Act of* 1937, 50 Stat. 888 ; 42 U.S.C. 1401.

6. *The National Housing Act*, 48 Stat. 1246 ; 12 U.S.C. 1701.

7. The debate on slum clearance and urban redevelopment during this period (1946–1949) was not completely partisan. The legislation was sponsored in the Senate by Mr. Republican himself, the late Senator Robert A. Taft.

8. *The Housing Act of* 1949, 63 Stat. 413–21 ; 42 U.S.C. 1441–65.

9. A good description of such subdivisions around Chicago, Illinois is found in "*Dead*" *Land*, Illinois State Housing Board 8 March, 1949.

10. With the passage of subsequent housing acts, the total amount authorised through 1964 was $4,725,000,000. Of this amount some $4,500,000,000 had been earmarked or spent for some 1,764 urban renewal projects as of March 1965.

11. *The Housing Act of* 1956, 70 Stat. 1091, 1099.

12. *The Housing Act of* 1959, 73 Stat. 654, 672.

13. In April 1961, only 12 cities had received assistance under this programme. By April 1965, 127 cities had active or completed Community Renewal Programmes.

14. *Housing Act of* 1954, 68 Stat. 590, 623.

15. For example, at the time this amendment was adopted, there were only 56 cities that had what could be called a housing code that established minimum standards for all existing housing. In February of 1965, there were some 900 cities with such codes.

16. It was this year that the term "slum clearance and community development and redevelopment" was changed to "slum clearance and urban renewal." Urban renewal was considered a more generic term covering both clearance (redevelopment) and rehabilitation. *Housing Act of* 1954, 68 Stat. 590.

17. The major changes in the urban redevelopment legislation in 1954 resulted from the 1953 report of the President's Advisory Committee on Government Housing Policies and Programmes headed by Albert M. Cole, the Administrator of the Housing and Home Finance Agency during most of the years of the Eisenhower Administration.

18. The terms "rehabilitation" and "conservation" are generally used interchangeably in the United States. Attempts at more precise definitions have never really caught on. See for example my article "Conservation of Existing Housing," *Law and Contemporary Problems*, Vol. XX, No. 3, Summer of 1955, School of Law, Duke University.

19. *Housing Act of* 1961, 75 Stat. 149.

20. A fine example of the effect of refinancing can be seen from a specific case of a three-family house rehabilitated in New Haven, Connecticut. Prior to rehabilitation, the house carried two conventional mortgages and attachments worth approximately $15,000, requiring monthly payments of about $225. Approximately $2,500 was borrowed to rehabilitate the structure. The new FHA section 220 mortgage covering both the refinancing and the cost of rehabilitation required monthly payments of only $102 due to a lower interest rate and a longer repayment term. This example is by no means an isolated one although the reduction in monthly payments usually will not be as dramatic.

21. See, for example, the 6 November 1964 *Time* cover story.

22. In 1962, FNMA adopted a system that encouraged builders to seek private financing by assuring them that FNMA would purchase the mortgage if no private investor was willing to do so and agreeing to refund a portion of the commitment fee if a private investor decided to invest. Thus a builder could commence construction assured of permanent financing and, during the construction period, continue to seek private investors with little financial penalty. This provision reduced dramatically the number of mortgages actually purchased by FNMA.

23. The survey showed 94 per cent of those whose whereabouts were known were in standard housing. *The Housing of Relocated Families*, Summary of a Bureau of the Census Survey of Families Recently Displaced from Urban Renewal Sites dated March 1965 published by the Housing and Home Finance Agency, Office of the Administrator.

24. The rental housing programme is section 221 (*d*) (4) ; the sales housing programme is section 221 (*d*) (2). Between 1954, the year the programme was authorised, and December 1964, 4,615 units were placed under construction under the rental programme and 125,043 units under the sales programme.

25. Between this programme's inception in 1961 and 1964, 35,494 units have been programmed, 10,698 of which are in urban renewal areas.

26. For a case study of what happens to businesses displaced by urban renewal and other public programmes see *The Impact of Dislocation from Urban Renewal Areas on Small Business* by William N. Kinnard, Jr., and Zenon S. Malinowski, July 1960, published by the University of Connecticut.

27. The considerable variety of practices in land acquisition among departments of the Federal Government in both direct acquisition and in grant-in-aid programmes created some concern in Congress, and in 1961 Congress appointed a Select Sub-Committee on Real Property Acquisition to look into the situation. The report of this Committee was issued 22 December 1964 and is an excellent examination of land acquisition practices and laws in the United States. It also addresses itself to the question of "good will."

28. For a discussion of design and renewal plans see Roger Montgomery's article, "Improving the Design Process in Urban Renewal," *AIP Journal*, February 1965 (Vol. XXXI–1).

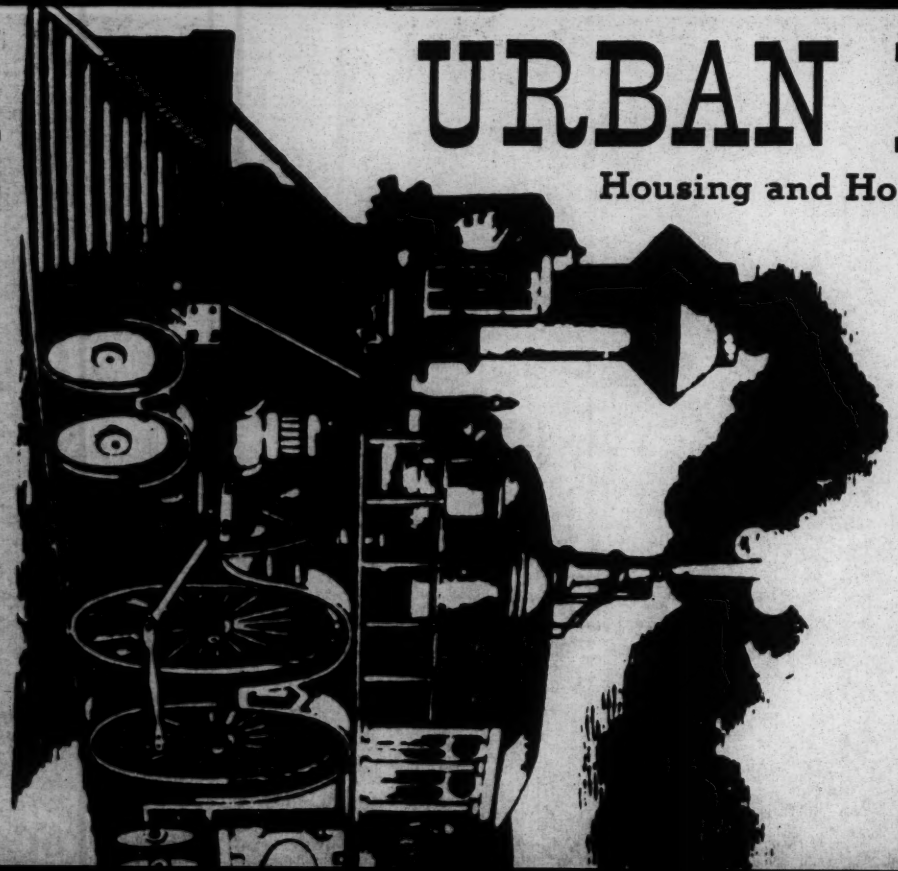
29. The famous Supreme Court case on urban renewal, *Berman* v. *Parker*, 348 US, 26 DC (1954) gave quite a push to urban design when the court said, "It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled. In the present case, the Congress and its authorised agencies have made determinations that take into account a wide variety of values. It is not for us to reappraise them. If those who govern the District of Columbia decide that the Nation's capital should be beautiful as well as sanitary, there is nothing in the Fifth Amendment that stands in the way."

30. This is a most involved subject and it is impossible to begin to cover it adequately here. The first action of consequence to break down discrimination in housing was a decision of the United States Supreme Court that racially restrictive covenants on the land were unenforceable in the courts. (*Shelly* v. *Kraemer*, 334 US 1, 1948). In November 1962, President Kennedy issued his Executive Order on Equal Opportunity in Housing which prohibited discrimination in housing owned and operated by the United States Government or assisted through mortgage insurance (FHA), urban renewal, or public housing. In addition 18 states and 35 cities have adopted laws prohibiting discrimination in housing. And of course, on 2 July 1964, President Johnson signed the Civil Rights Act which broadly bans discrimination in Federal Aid programmes including housing (except for FHA) and renewal programmes.

31. Its official name is the Economic Opportunity Programme.

URBAN RENEWAL NOTES

Housing and Home Finance Agency ★ Urban Renewal Administration



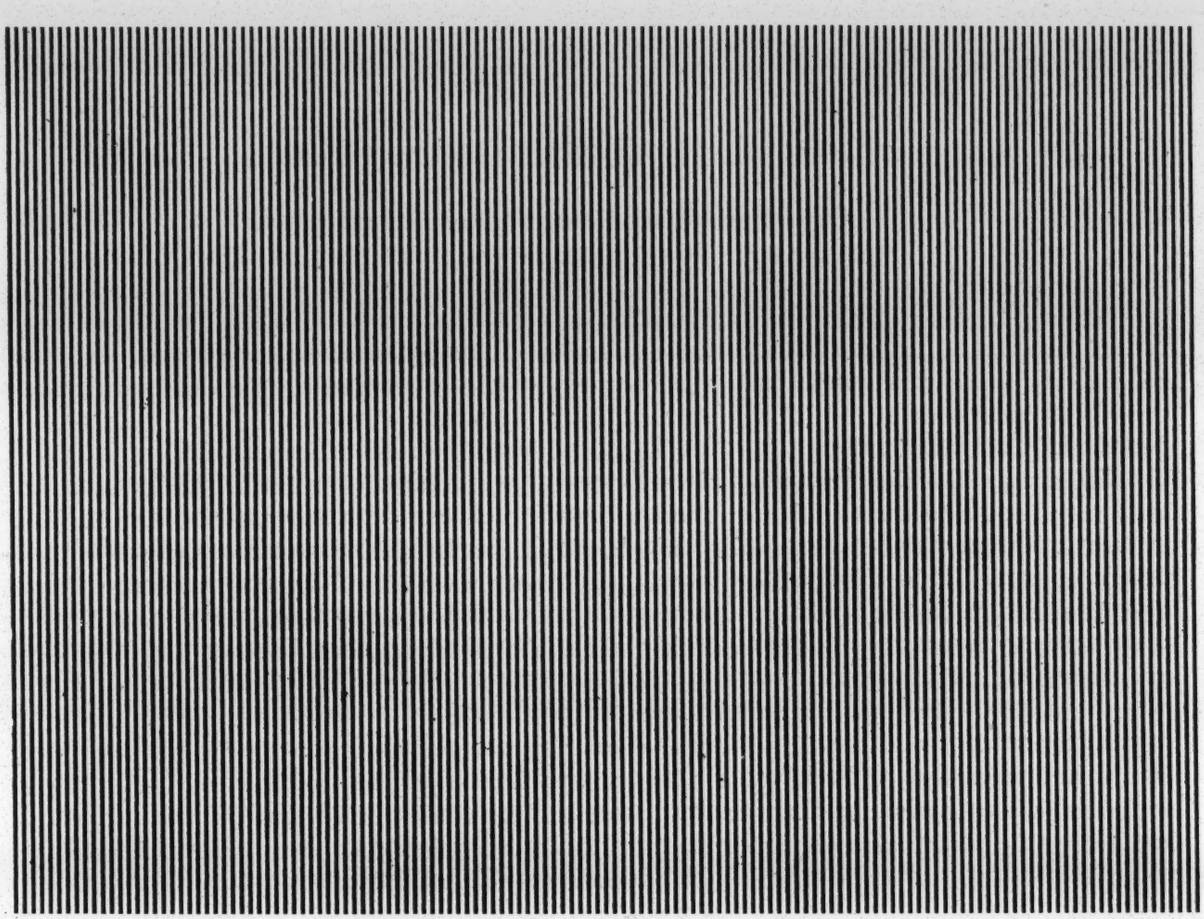
Profile of a City - Atchison, Kansas

Sept. ☆ Oct. '65

URBAN RENEWAL NOTES

MARCH · APRIL, 1966

Department of Housing and Urban Development



SUMMARY OF THE
Urban Renewal Program

Incorporating changes resulting from
the Housing and Urban Development Act of 1965

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Washington, D.C. 20410 • November 1965

SUMMARY OF THE URBAN RENEWAL PROGRAM

(Incorporating Changes Resulting From
the Housing and Urban Development Act of 1965)

Urban Renewal is the term used to describe the diversified efforts by localities, with the assistance of the Federal Government, for the elimination and prevention of slums and blight, whether residential or nonresidential, and the removal of the factors that create slums and blighting conditions. In the Housing Act of 1949, as amended, as well as in other legislation, Congress has enacted a number of provisions which include loans, grants, technical assistance, and special mortgage insurance in urban renewal areas. Taken together they represent a "kit of tools" making possible a partnership among local governments, private enterprise, citizens, and the Federal Government in mounting an offensive against slums and the causes of urban blight.

Urban Renewal is a local program--locally conceived, planned, and executed. It is a concerted effort by a community, through its public and private resources, to prevent and correct urban blight and decay and to set in motion long-range, planned redevelopment of both residential and nonresidential neighborhoods. It has two main elements: (1) Slum prevention through neighborhood conservation and rehabilitation of structures. (2) Clearance and redevelopment of structures and neighborhoods.

Urban renewal projects are planned and carried out by a local public agency, which, depending on State law, may be a separate public agency, a local housing authority, or a department of a city government.

Federal assistance is available to help the community carry out its plan when local resources alone are not adequate to do the job. To qualify for Federal assistance to an urban renewal project, a community must adopt. and have certified by the Secretary of Housing and Urban Development, a Workable Program for Community Improvement, in which it commits itself to the attainment of certain objectives.

Through the requirement of a Workable Program for Community Improvement, urban renewal projects are tied to a broad and systematic effort to eliminate blight and prevent its recurrence through (1) codes and ordinances, (2) a comprehensive community plan, (3) neighborhood analyses, (4) administrative organization, (5) financing the program, (6) housing for displaced families, and (7) citizen participation.

HOW THE FEDERAL GOVERNMENT HELPS

Federal assistance is available to help a community carry out the related major phases of a comprehensive urban renewal program. These aids include:

Title I
- Grant assistance for the preparation of full-range renewal programs on a community-wide basis, including the identification of needs, estimates of financial, rehousing and other resources, and development of tentative schedules.

Title I
- Financial aid in planning and carrying out urban renewal projects involving the rebuilding or conservation of blighted and deteriorating urban areas. This assistance is provided for specific projects and for planning general neighborhood areas to be renewed over a period of years.

Sec. 701
- Grant assistance for comprehensive planning either in metropolitan or other urban areas or in smaller communities for which comprehensive planning aids are usually inadequate.

Code Enforcement — HUD Act of 1965
- Grant assistance to cities, other municipalities, and counties for carrying out programs of concentrated code enforcement in deteriorated or deteriorating areas, outside of urban renewal project areas. Grants may be authorized only for areas in which code enforcement, together with public improvements provided by the locality, may be expected to arrest the decline of the area.

Sec. 314
- Grant assistance for demonstrations of urban renewal techniques.

Sec. 220
- Special FHA financing aids for new or rehabilitated housing in the redevelopment of urban renewal project areas.

Sec. 221 and Housing Act of 1937
- Special FHA financial aids and public housing assistance to provide low-cost private or public housing for families displaced by urban renewal or other public activities.

Demolition Grants — HUD Act of 1965
- Grant assistance to cities, municipalities, and counties to assist in financing the cost of demolishing structures which, under State or local law, have been determined to be structurally unsound or unfit for human habitation.

Open Space Land
- Grant assistance to communities to help provide, preserve, and develop lands having value for park and recreation, conservation, scenic or historic uses.

Urban Beautification
- Grant assistance to communities in carrying out local beautification programs for the greater use and enjoyment of open-space and other public land in urban areas.

The following sections give in summary the main facts about these various kinds of Federal assistance.

URBAN RENEWAL PROJECTS

AN URBAN RENEWAL PROJECT MAY INVOLVE:

- Acquiring and clearing a slum or blighted area--either residential or nonresidential--and disposing of the land for redevelopment in accordance with planned uses.

- Rehabilitation of structures in such an area by property owners, accompanied by improvement of community facilities by the local government, resulting in conservation of the area.

- Any combination of the above.

However, Federal assistance for urban renewal projects involving demolition and clearance may be provided only where the Secretary of Housing and Urban Development determines that the objectives of the urban renewal plan could not be achieved through rehabilitation of the project area.

EXECUTION OF URBAN RENEWAL PROJECTS

Project execution activities may include land acquisition, temporary operation of acquired property, relocation of site occupants, demolition work, installation of project improvements, rehabilitation, conservation, and code enforcement activities, land disposition activities, and relocation of historic structures.

FINANCING URBAN RENEWAL PROJECTS

An urban renewal project is financed by an arrangement between the local public agency and the Federal Government which calls for local contributions, Federal advances and loans, and ultimately a Federal capital grant.

The locality's contribution may take the form of cash or noncash grants-in-aid, such as donations of land, demolition and removal work, project improvements, certain expenditures by colleges, universities, and hospitals, or public facilities.

Net project cost, or loss, for purposes of determining the amount of the Federal grant, is the total of expenditures for project execution activities plus the value of local noncash grants-in-aid, less the proceeds from land disposition.

Capital Grants.

An urban renewal capital grant covers the Federal share of net project cost. The percentage of a capital grant varies, depending on size of the community and other factors:

- For any municipality having a population of 50,000 or less, or a municipality situated in a labor market area designated as a redevelopment area under the Area Redevelopment Act or successor legislation, the Federal contribution is three-fourths of net project cost.

For any other municipality, the Federal contribution is two-thirds of net project cost. In these communities, the Federal share may be three-fourths if the locality elects to exclude from project cost certain local administrative, survey, and planning expenses.

Advances and Loans.

Federal advances and loans may be made to finance project planning and provide working capital for execution activities.

- Planning Advances. Funds may be advanced to finance surveys and planning work necessary before actual operations of the project.

- Temporary Loans. These Federal loans are used by the community as working capital in acquiring land and structures in the project area, clearing the site, preparing the area for redevelopment or conservation, and all other execution activities. The contract with the Federal Government may be used by the local public agency to secure private financing at lower interest rates than the Federal rate.

- Other Financing. Federal capital grant progress payments, local cash grants-in-aid, and land disposition proceeds may be used to provide temporary financing as project execution progresses.

RELOCATION ASSISTANCE

The local public agency or other public body responsible for displacement through urban renewal, code enforcement, open-space land acquisition, or demolition activities is required to offer individuals and families displaced by its actions, decent, safe, and sanitary housing at prices and rents within their means. (See Housing Assistance Programs below for relocation housing aids.) In addition, the responsible body is required to provide relocation assistance to business concerns and nonprofit organizations.

Relocation Grants.

Grants are made available to communities to reimburse individuals, families, business concerns, and nonprofit organizations displaced by urban renewal, or the other governmental activities listed above, for their moving expenses and direct losses of property. Each property owner may be entitled to an additional relocation payment for certain settlement and other costs incidental to the conveyance of real property to the project.

Payments to families and individuals may not exceed $200 for moving costs and property loss. In addition, families and elderly individuals displaced on and after January 27, 1964, may receive a relocation adjustment payment of up to $500 to assist them in relocating in standard accommodations.

Each business concern or nonprofit organization is entitled to receive moving expenses and reimbursement for property loss incurred in the move, up to $3,000. If no property loss is claimed, reimbursement for moving expenses can be made up to a maximum of $25,000. Such payments are covered in full by a Federal relocation grant made to the appropriate local agency. If the moving expenses of a business concern exceed $25,000, the locality may elect to reimburse the excess costs through a local cash payment which will be shared by the Federal Government through a relocation grant in the same percentage as other project costs.

Each business concern with average annual gross receipts in excess of $1,500 and average annual net earnings of less than $10,000 may be eligible for a Small Business Displacement Payment from the local agency.

Small Business Loans.

The Small Business Administration is authorized to make loans of up to 20 years to assist a small business concern in reestablishing its business, if the concern has suffered substantial economic injury as a result of its displacement by an urban renewal project, a Federal highway construction program, or any other construction conducted or financed by the Federal Government.

SBA may also assist displaced eligible small business concerns who desire to rent modern, up-to-date premises by guaranteeing the payment of rentals.

Each business concern eligible for a Small Business Loan is so informed by the local renewal agency, and put in touch with the local SBA office which will provide appropriate technical and financial assistance.

PLANNING FOR URBAN RENEWAL PROJECTS

There are two types of planning which a community may undertake with Federal assistance in preparation for urban renewal activities--general neighborhood renewal planning and specific project planning.

General Neighborhood Renewal Planning.

This type of planning is undertaken when an area to be renewed is of such size that urban renewal activities in the area may have to be initiated in stages over a period of as long as eight years, and it is desirable that a preliminary plan for the entire area be prepared as the basis for proceeding with specific urban renewal projects. General Neighborhood Renewal Plans may be prepared for an urban renewal area or areas, together with any adjoining areas having specifically related problems. The costs of such general neighborhood planning can be met by Federal advances repayable out of funds that become available for execution of the renewal projects.

Specific Project Planning.

Planning in relation to a particular project is concerned with such matters as eligibility and feasibility, boundaries of the renewal area, proposed new land uses, and preparations for relocation, land acquisition, rehabilitation and conservation, site clearance and improvement, land disposition, and other necessary operations. The expenses of such planning may be defrayed through Federal planning advances that are repayable from funds that become available when the project is undertaken.

COMMUNITY RENEWAL PROGRAMS

Federal grants are available to pay up to two-thirds of the cost incurred in preparing a Community Renewal Program covering the full range of urban renewal action required to meet local needs. This permits a community to approach its problems of blight on a citywide, rather than on a piecemeal, basis. All the deteriorated and deteriorating areas of the city can be identified and classified as to the relative urgency and degree of urban renewal action needed. The locality's resources for taking urban renewal action--for financing, relocating displaced families, utilizing cleared land, and meeting other program requirements--can be established. Then the community can lay out a long-range program for urban renewal including provision of related public improvements, with its total needs balanced against total resources. It can establish and maintain feasible priorities and schedules for the various types of activities required to carry out its program.

OTHER URBAN RENEWAL PROGRAMS

Urban Planning Assistance (including Comprehensive Transportation Planning).

The Urban Planning Assistance Program encourages and assists comprehensive planning for entire urban areas having common or related urban development problems to help prevent the spread of urban blight and to accelerate sound planning for the orderly growth and development of our urban areas.

Sometimes called the "701 Program" because it is authorized by Section 701 of the Housing Act of 1954, as amended, the program makes possible Federal grants to supplement State and local funds for the purpose of financing timely, comprehensive planning. The planning includes, but is not limited to, comprehensive land use planning to guide residential, commercial, and industrial expansion, and planning the general location of transportation and other facilities, such as schools, sewer, water, and recreational facilities, for the area's growing requirements.

The 701 Program recognizes the integral relationship of the planning of coordinated mass transportation systems to comprehensive planning for the development and renewal of entire urban areas. In the preparation of a comprehensive plan and related surveys and studies for an urban area, the general location, character, and extent of routes and terminals are eligible activities.

In general, Federal grants for planning assistance are made for cities and other municipalities with a population of less than 50,000, groups of adjacent communities with a total population of less than 50,000, and counties regardless of population size. Localities may apply for these grants through their State planning agencies or properly authorized metropolitan or regional planning agencies.

For metropolitan areas and urban regions with central city or urban concentration of 50,000 or more, Federal grants may be made either to a State planning agency or to an official metropolitan or regional planning agency authorized to perform planning in the area. Applications may be made directly to the HUD Regional Office or to the State agency.

Grants are also available for State and interstate comprehensive planning and for planning in disaster areas, in areas experiencing the impact of the establishment or expansion of a Federal installation or a loss of employment as the result of a reduction in Federal purchases or the closing of a Federal installation, in Indian reservations, and in certain areas designated as redevelopment areas under the Area Redevelopment Act or successor legislation.

Normally, the Federal share is two-thirds of the total cost of an urban planning project. However, for localities situated in redevelopment areas designated under the Area Redevelopment Act or successor legislation, and in areas where there has been a substantial reduction in employment as the result of a reduction in Federal purchases or the closing of a Federal installation, grants may amount to three-fourths of the project cost.

In addition, grants of up to three-fourths may be made to State Planning Agencies participating in planning for Appalachian regional programs, for expenses incurred in the course of such planning, or to the Appalachian Regional Commission.

Under a 1965 amendment to Section 701, two-thirds grants may be made to organizations composed of public officials who are representative of the political jurisdictions within a metropolitan area or urban region. These grants are for the purpose of assisting such organizations to undertake studies, collect data, develop regional plans and programs, and engage in other activities which are necessary or desirable for the solution of metropolitan or regional problems in such areas or regions. Applications should be made directly to HUD Regional Offices.

Local and State sources must provide the balance in all instances.

Open Space Land.

Federal grants of up to 50 percent are authorized to help communities provide, preserve, and develop lands having value for park and recreation, conservation, scenic, or historic uses. Examples of eligible development costs are landscaping, basic water and sanitary facilities, and recreation facilities. Major construction, such as large buildings and amphitheaters, is ineligible.

Developed land in built-up portions of urban areas may be purchased with grant assistance where adequate open-space land cannot effectively be provided through the use of existing undeveloped or predominantly undeveloped land. Where land is in a built-up area, the grants may include 50 percent of the cost of acquisition and necessary clearance. Relocation assistance, including payments, is authorized for individuals, families, businesses, and nonprofit organizations displaced by the purchase of land with grant assistance.

Urban Beautification.

Federal grants are available to assist communities in carrying out local beautification programs for the greater use and enjoyment of open-space and other public land in urban areas. The grant may represent up to 50 percent of the applicant's increase in its usual beautification expenditures over and above previous years for comparable activities.

Code Enforcement Programs.

In 1965 Congress authorized financial assistance for code enforcement activities on a new and simplified basis. Federal grants are available to cities, counties, and municipalities to cover part of the cost of "Concentrated Code Enforcement Programs" in designated areas of the locality.

A code enforcement grant may not exceed two-thirds (or three-fourths in the case of a municipality or county having a population of 50,000 or less) of the cost of a Concentrated Code Enforcement Program. Eligible costs may include expenditures for code administration, for related staff services in connection with providing assistance on relocation and on direct Federal rehabilitation loans and grants, and for the provision and repair of necessary streets, curbs, sidewalks, street lighting, tree planting, and similar improvements.

The amount of a code enforcement grant will be based on a code enforcement program budget, submitted by the municipality and subject to HUD approval, and on a final audit of program costs. Grant payments will be made periodically, based on requisitions submitted by the municipality and on reports of progress of code enforcement activities and the provision of needed public improvements in a designated area. A single application for grant may cover more than one area in the municipality, providing it is reasonable to expect completion of the code enforcement program for all areas covered by the application within three years.

The general policies and requirements applicable to a federally assisted code enforcement program are:

1. At the time of the approval of its application, the municipality must have a Workable Program for Community Improvement currently

in effect and must have adopted a comprehensive system of codes that meets certain minimum standards and is being effectively enforced.

2. The municipality must agree that, during the period it is under a Contract for Code Enforcement Grant, it will maintain a level of expenditures for code enforcement, exclusive of any code enforcement expenditures for areas assisted by urban renewal project grants or code enforcement grants, that is at least as much as normal expenditures for code enforcement activities before execution of the contract.

3. The municipality must have a satisfactory program for providing all necessary public improvements within the area assisted by the grant.

4. The municipality has an obligation to assure that any individuals or families who are displaced by the code enforcement activities are offered decent, safe, and sanitary housing within their means, and to provide related relocation assistance.

The area selected for the Concentrated Code Enforcement Program must be built up, predominantly residential in character, and with code violations existing in at least 20% of the buildings in the area. Conditions in the area must be such that the proposed program for concentrated code enforcement and the provision of the proposed public improvements may be expected to eliminate code violations and arrest the decline of the area.

Demolition Grants.

Another new program authorized in 1965 is for Federal grants to cities, other municipalities, and counties to assist in financing the cost of demolishing structures which, under State or local law, have been determined to be structurally unsound or unfit for human living, and which the locality has authority to demolish. Under the legislation, the demolition must be on a planned neighborhood basis and further the overall renewal objectives of the locality. In addition, a program of enforcement of existing local housing and related codes must be currently underway in the locality. Grants may be made for up to two-thirds of the cost of demolition.

In order to be eligible for a grant, the locality must have a currently certified Workable Program for Community Improvement and the structures to be demolished must constitute a public nuisance and a serious hazard to the public health or welfare. In addition, the governing body of the municipality must determine that other available legal procedures to secure remedial action by the owners of the structures involved have been exhausted and that demolition by governmental action is required.

The locality will be obligated to assure that any individuals or families displaced as a result of the federally assisted demolition are offered decent, safe, and sanitary housing. Relocation payments on the same basis as in Title I urban renewal project activities must also be made.

Urban Renewal Demonstration Grant Program.

Grants up to two-thirds of the cost of undertaking demonstration projects, plus the full cost of reports of such projects, are available to public bodies. A demonstration project may include the development and testing of new or improved techniques or methods of blight prevention and elimination, together with an analysis and report of those activities. Reports of completed demonstration projects and similar activities are published to help guide renewal programs in other cities.

Urban Renewal Service.

HUD provides an Urban Renewal Service, which makes available technical and other professional assistance to communities in the preparation and development of their renewal plans and programs, including rehabilitation projects not requiring Federal financial assistance and self-liquidating redevelopment projects. The Service also covers the publication and dissemination of technical and advisory materials for the information and guidance of local public agencies and others concerned with urban renewal.

HOUSING ASSISTANCE PROGRAMS

Financing of new housing and the rehabilitation of existing structures must come primarily from private investment. Redevelopment or conservation of slum and blighted areas, as well as other public improvements, often displaces families, many of whom do not have the means to obtain adequate housing in the normal private market. The law requires that there be provided decent, safe, and sanitary dwellings available to people displaced from urban renewal areas, at rents or prices within their means. While some displaced families may be rehoused in low-rent public housing, the bulk of the rehousing resources will be privately owned. Another large area of housing need is accommodations for low and moderate income families generally. The housing assistance programs of HUD and its constituents are designed to meet both these needs in the following manner:

Rehabilitation Loans.

The Housing Act of 1964, as amended, authorizes government loans to owners or tenants of residential or business property in urban renewal or code enforcement areas to enable them to bring the structures up to local code requirements, or to carry out the objectives of the official urban renewal plan for the area.

Interest rates on rehabilitation loans are limited to 3 percent, and loans may have a term of not more than 20 years or three-fourths of the remaining economic life of the structure after rehabilitation, whichever is less. These loans will be made only when the borrower is unable to secure the necessary funds from other sources on comparable terms and conditions.

Rehabilitation Grants.

Federal grants are available to qualified low-income owner-occupants of housing in an urban renewal or code enforcement area for the repair and improvement of their homes so that the property conforms to applicable codes or other requirements of the urban renewal plan.

The maximum rehabilitation grant that may be made is $1,500. Within this limit, the grant may not exceed:

(1) If the applicant's annual income is $3,000 or less, the actual cost of the repairs and improvements.

(2) If the applicant's annual income exceeds $3,000, an amount not in excess of that portion of the actual cost of repairs and improvements which cannot be paid for with any available loan that can be amortized as part of the applicant's monthly housing expense without requiring that expense to exceed 25 % of the applicant's monthly income.

PUBLIC HOUSING

Preference for admission to new or existing low-rent public housing is provided by law for individuals and families of low income displaced by urban renewal or other governmental action. The Department of Housing and Urban Development can contract to make development loans and pay annual subsidies for public housing projects. upon application of a local housing authority, and with the approval and cooperation of the local government.

FEDERAL HOUSING ADMINISTRATION

Congress has provided more liberal FHA mortgage insurance to assist in the elimination of slums and urban blight; the rehabilitation and conservation of existing properties and neighborhoods; and the provision of new and rehabilitated sales and rental housing both for families displaced by urban renewal or other governmental action and families

of low and moderate income. These provisions are incorporated in two Sections of the National Housing Act, Sections 220 and 221.

mortgage insurance in urban renewal areas

Section 220 provides special mortgage insurance assistance in urban renewal areas which have been certified to FHA by the Secretary of Housing and Urban Development. It may be used to assist in financing the rehabilitation of existing salvable housing, through the refinancing of an existing mortgage, plus the cost of home improvements. It may also be used to assist in financing new sales or rental housing, in single or multi-family structures, in certified areas.

Certain nondwelling facilities, consistent with the Urban Renewal Plan, may be included in a Section 220 insured mortgage when the insured project is predominantly residential and the FHA Commissioner finds that nondwelling facilities included in the mortgage contribute to the economic feasibility of the insured project.

Section 220(h) provides specifically for FHA-insured home improvement loans on properties in urban renewal project areas. These loans bear interest at not more than 6 percent. Term of maturity may be up to 20 years or three-fourths of the remaining economic life of the property, whichever is less. These insured loans are reviewed and processed in FHA Field Insuring Offices on a relatively simplified basis.

Also provided is insurance on loans for public improvements for which a homeowner is legally liable.

mortgage insurance for displaced families

Section 221 authorizes FHA to insure mortgages on new or rehabilitated housing for sale or rent to families or elderly and handicapped individuals displaced from urban renewal areas or by other governmental action causing displacement, such as the construction of schools, highways, or other public improvements.

Mortgage insurance is available for new homes, and for the purchase and repair of existing homes, containing from one to four units. Down payments are $200 per dwelling unit for displaced purchasers, which may include legal fees and other items contained in closing costs.

Section 221 also provides liberal terms for the purchase of new or existing houses and the repair of housing by any low or moderate income family.

Under Section 221(d)(3), a below-market, or low-interest rate, rental housing program for displaced families, other low and moderate income families, and elderly or handicapped individuals is provided. The mortgage financing for a new or rehabilitated rental housing project shall bear an interest rate not to exceed 3%. Such mortgages are available in communities having a Workable Program for Community Improvement, certified by the Secretary, and may be obtained

by nonprofit corporations, limited dividend corporations, and co-operatives, or other mortgagors whose rents, charges, and operations are regulated by the FHA Commissioner. Public agencies that are not receiving financial assistance for public housing exclusively are also eligible.

Other FHA programs have proven useful in connection with urban renewal. They are Section 213 for the financing of management type co-operative housing and Section 231, which provides special terms for housing for the elderly or handicapped. Section 203(k), enacted in 1961, provides home improvement loans, in amounts up to $10,000 per dwelling unit, at an interest rate not more than 6 percent, for the improvement of homes outside of urban renewal project areas. These loans may be for terms of up to 20 years or three-fourths of the remaining economic life of the property, whichever is less, and do not require the refinancing of existing mortgages on property.

Rent Supplement Program.

The Housing and Urban Development Act of 1965 authorizes a rent supplement program which may be utilized as an aid to the relocation of certain site occupants displaced by urban renewal and other public programs.

To be eligible, an occupant must be an individual or family with an income not higher than the maximum amount established in the area for occupancy of low-rent public housing and, in additional, must be in one of the following categories:

1. Displaced by governmental action.
2. 62 years of age or older.
3. Physically handicapped.
4. Occupying substandard housing.
5. Occupying, or formerly occupying, a dwelling situated in an area determined by the Small Business Administration, subsequent to April 1, 1965, to have been affected by a natural disaster, and which has been extensively damaged or destroyed as a result of the disaster.

The amount of rent supplement payment cannot exceed the difference between the fair market rental for the dwelling unit and 25 percent of the occupant's income. Payments will be reviewed periodically and adjusted to reflect changes in income or rent.

Housing owners who are eligible to enter into contracts to receive rent supplement payments will be nonprofit, cooperative, or limited dividend owners who provide housing financed with mortgages insured by FHA under Section 221(d)(3) at market interest rates. Such housing can consist of a project of 5 or more dwelling units which may be individual dwelling units, row houses, semi-detached housing, or multifamily housing. The housing must be either new housing or housing that is improved by a substantial amount of rehabilitation financed by the insured mortgage.

In addition, rent supplements are available on a restricted and experimental basis for housing financed with mortgages insured by FHA under its Section 221(d)(3) below-market interest rate program for low- or moderate-income families and for housing for the elderly financed with a direct Federal loan under Section 202 of the Housing Act of 1959 or under the FHA Section 231 mortgage insurance program for rental housing for the elderly. However, not more than 10 percent of the amounts approved in annual appropriation acts for the rent supplement program may be utilized for the experimental program, of which half may be used for housing provided under the FHA below-market program and half for housing under the elderly direct loan program and the FHA elderly program.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Under its special assistance programs, FNMA is authorized to support FHA Section 220 and certain types of Section 221 housing, including all housing for eligible displaced families, by purchasing and making advance commitments to purchase such mortgages.

SPECIAL ASSISTANCE PROGRAMS

Disaster Areas.

Special Federal assistance is available for disaster areas. An area that is in need of redevelopment or rehabilitation as a result of a catastrophe which the President has declared to be a major disaster may be extended urban renewal assistance without regard to certain laws and regulations governing regular urban renewal projects. Special provision for such areas is also made under the Urban Planning Assistance Program, discussed above.

Redevelopment Areas.

Special Federal assistance in urban renewal and urban planning is available for areas of substantial and persistent unemployment that have been designated as redevelopment areas by the Secretary of Commerce under the Area Redevelopment Act, or successor legislation.

Educational Institutions and Hospitals.

Special benefits are available to an urban renewal project which is located near the principal buildings or a major branch of an educational institution or hospital. These projects are not subject to certain requirements governing regular urban renewal projects. Furthermore, expenditures by eligible donors for land acquisition, demolition, and relocation may be credited to the required local share of the cost of these projects. This reduces the amount of other local grants-in-aid which the locality would have to provide for its urban renewal program.

For Further Information

All initial inquiries and dealings with the Federal Government on urban renewal should be directed to the appropriate Regional Office listed below.

REGIONAL OFFICES - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Region I: 346 Broadway, New York, New York 10013 (Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island, Vermont)

Region II: 728 Widener Building, Chestnut and Juniper Streets, Philadelphia, Pennsylvania 19107 (Delaware, District of Columbia, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia)

Region III: 645 Peachtree - Seventh Building, Atlanta, Georgia 30323 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

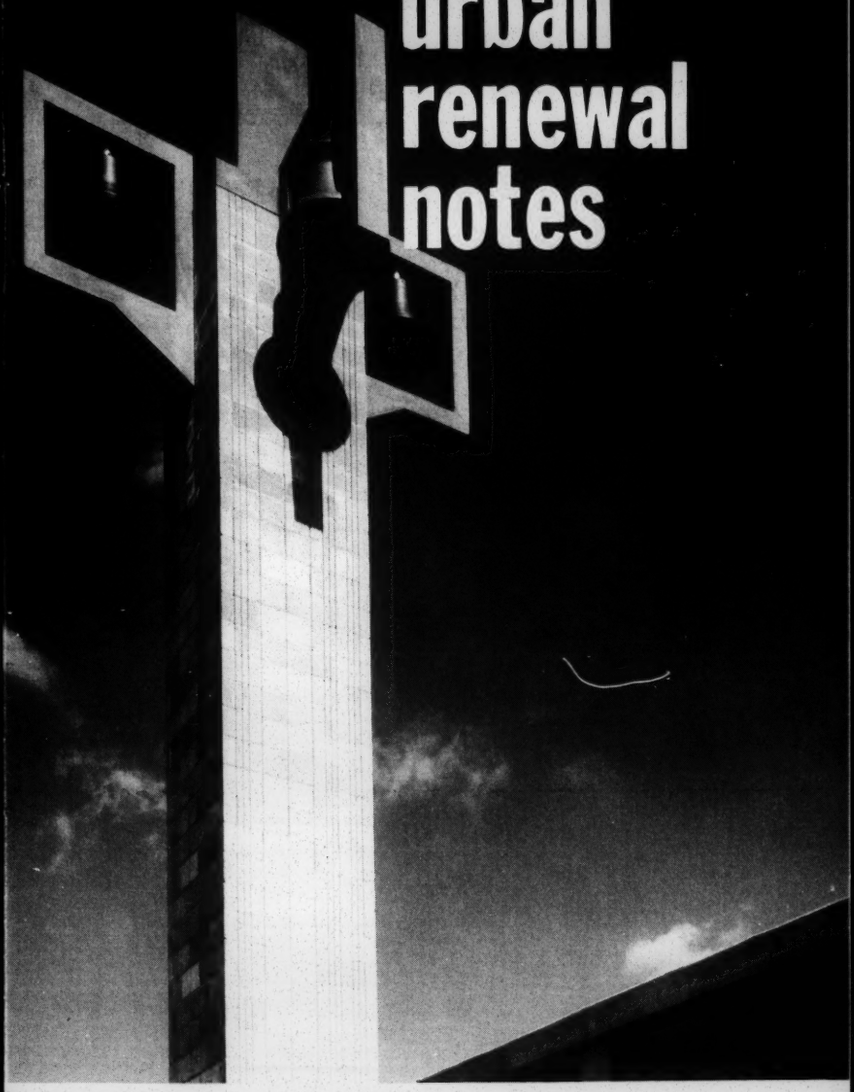
Region IV: Room 1500, 360 North Michigan Avenue, Chicago, Illinois 60601 (Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota, Wisconsin)

Region V: Federal Center, 300 West Vickery Boulevard, Fort Worth, Texas 76104 (Arkansas, Colorado, Kansas, Louisiana, Missouri, New Mexico, Oklahoma, Texas)

Region VI: 450 Golden Gate Avenue, P.O. Box 36003, San Francisco, California, 94102 (Arizona, California, Guam, Hawaii, Nevada, Southern Idaho, Utah, Wyoming) Area Office: 909 First Avenue, Seattle, Washington 98104 (Alaska, Montana, Northern Idaho, Oregon, Washington)

Region VII: 1608 Ponce de Leon Avenue, P.O. Box 9093, 4th Floor Garraton Building, Santurce, Puerto Rico 00908 (Puerto Rico and the Virgin Islands)

urban renewal notes



Urban Renewal and the Arts

Urban Renewal Administration
Department of Housing and Urban Development

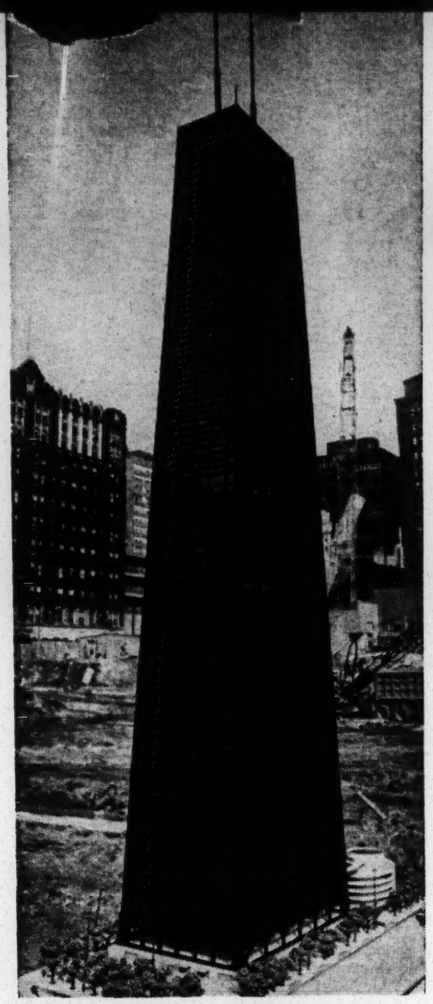
November-December 1965

Renewal

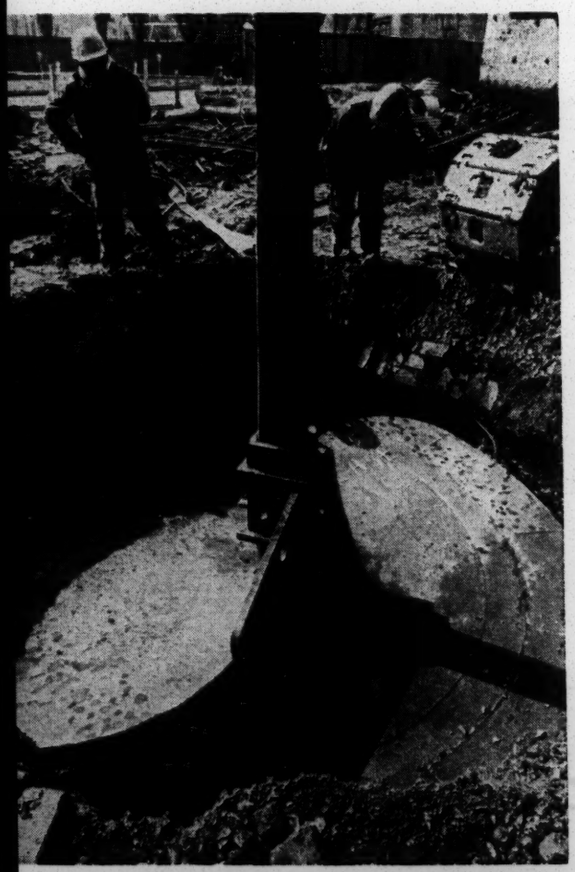
Chicago skyline adds a new dimension

for M.S.

John Hancock Center, a 100-story combination apartment and office building, must first go down to bedrock before it finally soars to its planned 1,100 ft.



Model "stands in" for 100-story John Hancock Center, which will rise almost as high as the Empire State building.



Long augers, some 12 ft. in diameter, churn into the earth as construction crew tackles tricky caisson-drilling job.

Behind a mud-spattered fence on Chicago's elegant North Michigan Avenue, two rain-coated workers descend a 140-ft. shaft to chip away at fractured limestone. Above, giant augers bite into earth. Cranes with 160-ft. booms heft 120-ft.-long tubes and twist them into rock.

This week, a 50-man crew from Case Foundation Co. began putting in the last of 237 monster caissons that will hold up a 384-million-lb. colossus—the highly publicized, 100-story John Hancock Center. Pouring of the final caisson late next month will end the first stage of one of the most spectacular construction projects since completion of the Empire State building in 1931.

Chicago's pride. Financed by John Hancock Mutual Life Insurance Co., developed by Washington builder-sportsman Jerry Wolman, to be built by Tishman Construction Co., the $95-million combination apartment-office building is scheduled to top 1,100 ft. just 26 months from now. Elsewhere, other combination apartment-office buildings are going up, but none is so large as Chicago's Hancock.

With two 344-ft. TV antennas, the 2.8-million-sq.-ft. tower will soar to within 23 ft. of Manhattan's Empire State. To go that high, it must first go down to bedrock—140 ft. to 190 ft. down—in caissons that are the largest ever used for a building.

Tricky job. The $2-million caisson job began eight months ago. "Every hole is a tiger," says Tishman Vice-President Mike Oppenheim.

In drilling caissons up to 10 ft. across to bedrock, crews have to cut away soapstone not stable enough to support the Hancock. Operations start with a 12-ft.-diameter auger on a 100-ft. drill rig that "muds out" a hole by applying 5-million-in.-lb. of thrust.

At 35 ft., clay begins to come up, and a topper cylinder is dropped in to prevent cave-ins. Bits are changed, and an 8-ft. shaft begins to go through a water-bearing hardpan seam 90 ft. below. Water is pumped in to prevent blowouts as drilling proceeds through silt to 130 ft.

A crane grabs a 72-ton core barrel cylinder complete with metal teeth welded to its edge, hoists the 120-ft. tube in the air, and drops it to soapstone. Coring begins when a "Kelly"—a long shaft to which an auger is attached—is hooked to the core barrel, slowly twisting the 72-ton cylinder into the rock.

Twisted to bedrock, the core forms the hole and encloses miners who go down to muck out boulders, break up the soapstone, and send it to the top. Concrete is poured in to the 80-ft. level. A steel cage tops off the caisson, which gets a concrete cap and a 10-in.-thick steel plate.

'Eggcrate' base. Within two months, Tishman hopes to complete an 11-ft.-deep "eggcrate"—a superstructure of girders connecting each caisson. The substructure, filled with sand and concrete, will support a building that in effect will be a steel bridge turned on end.

Unlike other buildings held up mostly by interior columns, columnless Hancock will get its support only from its walls and a central core.

Construction textbook. The 15-month job of putting up 42,000 tons of steel will begin in July, less than a year and a half after architects Skidmore, Owings & Merrill got the design assignment. Creeper cranes with 80-ft. booms on the building's four corners will lift the girders into place, then crawl up the frame to the next level as they complete a floor every two-and-a-half days.

A year from now, the building will be a "construction textbook," says Oppenheim. Tradesmen will be putting in trim and plumbing on the eighth floor, while bronze aluminum curtain wall goes up on 19, concrete floors go in on 26, and girders rise on 32. An army of 1,500 workers will work its way up the building.

Core barrels are twisted into the bedrock to form holes for caissons.

Miner goes down shaft to muck out boulders and break up soapstone.

Construction site on North Michigan Avenue teems with activity as crews move cranes, drill rigs, and giant augers, and assemble steel core barrels.

Traveling to work by elevator

Latest building trend puts apartments and offices in the same skyscraper

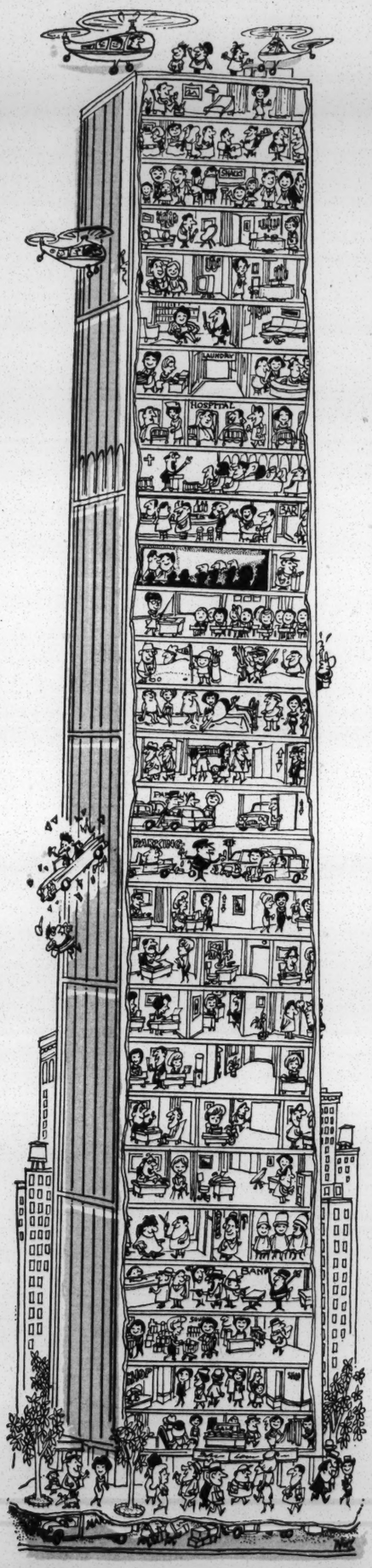
"Living over the store" is losing its old stigma, and is fast becoming a status symbol, as the latest trend in downtown real estate—the mulit-purpose building—shows.

Chicago's 100-story John Hancock Center (left) is the biggest and most spectacular example. But smaller versions of the office building-apartment combination, and a half-dozen other combinations as well, are up or rising in New York, San Francisco, New Orleans, Miami, Philadelphia, Pittsburgh, St. Louis, and Dallas. Others are definitely under way for Milwaukee and Toronto, and in the talking stage for Boston, Los Angeles, Philadelphia, and San Diego. St. Paul and other cities have written provisions for such structures into their redevelopment programs.

Modern concept. "The problems arising from soaring population growth and intensive concentration of business headquarters in a few giant metropolitan areas has generated a broad-scale reevaluation of living and working concepts," explains Robert V. Tishman, president of Tishman Realty & Construction Co., Inc., builder of John Hancock Center. "The combination residential and office skyscraper offers a style of working and living that meets modern attitudes, tastes and needs for speed, convenience, comfort, and economy," he points out. "Other combinations meet other needs."

Some of the "other combinations" include Tishman's own office building atop a post office, now rising on New York's east side; a motor inn over an office structure in Pittsburgh; apartments perched on a medical center in New York; and a middle-income apartment building topping a school in the Bronx.

One-stop living. The "living over



Multipurpose building—where tenants can work, live, and play—is a haven for fugitives from commuting.

the store" concept may prove the best way yet devised to avoid downtown traffic and commuter woes. One of the latest disciples is Edwin Andrew Goodman, who will head the full-scale Chicago branch of New York's posh Bergdorf Goodman. The store will occupy the first five floors of John Hancock Center. Ninety floors above, Goodman will occupy a custom-built, duplex apartment, and will commute to work by high-speed elevator.

Residents of St. Louis' Mansion House, a downtown complex covering four city blocks, will be able to buy groceries, have their cars serviced or their hair cut, attend religious services, dine out, and go to work—without leaving the premises.

Before yearend, executives with business in New Orleans' 45-story Plaza Tower will be able to land on its rooftop helistop, sleep in one of its luxurious apartments, visit its offices, relax at its health club, swim in its pool, dine in its restaurant, and fly away without ever setting foot on New Orleans' streets.

Another office-apartment combo in New Orleans, the 17-story Continental Center being built by oilman Joseph Rault, Jr., has leased most of its office space to oil companies, many of whom have also leased apartments for the use of visiting executives.

Cost-space factor. If any single factor may be said to dominate this new trend, it is the economic realities of urban real estate. Prime, downtown space is scarce and expensive. In some cities, developers fear that the market cannot absorb a high-rise building that is all commercial or all residential. Since they must build high to justify the cost of the land, the combination building that serves more than one market is a practical solution.

That's why Ferre Florida Corp. built the 30-story Biscayne Tower as an office-apartment combo in the heart of downtown Miami. "Property is extremely valuable in downtown Miami and will become more valuable in the years to come," explains Maurice Ferre, son of the principal. "But right now it is too risky to trust in a building with only apartments or offices. So we decided on a combination."

The same type of hedge-betting is behind the final blueprint for the new headquarters building of the Catholic Knights Insurance Society in Milwaukee. The society wanted a prestigious high-rise building, but didn't want to gamble on renting that much office space in a rundown section on the fringe of the downtown area.

Philadelphia builder Sylvester Lowery, who built that city's Penn Towers—now owned by Pennsylvania RR—cites high land costs and restrictive zoning as his prime reasons for the combination. A purely residential building couldn't have carried the cost, he says.

Richard F. Kirschman, project director at San Francisco's multi-use Fox Plaza, insists this complex is designed to fill two real needs in the area: apartments for the 40,000 people who work in the nearby Civic Center, and offices for businessmen who deal with government officials in the center. The plaza's shopping mall also offers a pleasant spot for lunchtime browsing.

Pittsburgh developer Harry W. Shepard, Jr., adds one more amenity to his projects: the enclosed, overstreet bridge to nearby department stores. His Allegheny Tower, now nearing completion in Pittsburgh, features one such bridge. And Milwaukee Tower, another Shepard venture in the planning stage, will cross over to the Boston Store at three levels.

Manhattan Cliffs. New York claims the first high-rise office-apartment in the U. S. Nassoit-Sulzberger & Co., Inc., opened a 21-story structure on Gotham's east side in January, 1962, in the midst of an apartment boom. Street noises made lower floor apartments unattractive, recalls Edward Sulzberger; so three floors of office space, with a separate entrance, was the answer. A second east side combo, Plaza Tower, opened late in 1964.

Since then, tenants have begun to move into New York's most prestigious office-apartment, Alcoa's United Nations Plaza—two 38-story cooperative apartment towers atop six floors of office space, overlooking the East River and the United Nations complex. The U. N. itself, which occupies one entire floor, is the prime commercial tenant. However, only a handful of office tenants have purchased apartments, which cost up to $160,000.

At least three more combos are rising in Manhattan: the 47-story Excelsior, which will be New York's tallest apartment building; the 24-story Carlton Regency, which will house the Pack Medical Foundation, including a basement cobalt room with 20-in. thick concrete walls; and Tishman's post office-office building.

Late next year, construction will begin on a three-story public school in the Bronx. Above the school, utilizing air rights, will be a 25-story apartment building. Youngsters may go to school without crossing streets.

Urban Renewal

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interview with
c. a. doxiadis

renewal

SEPTEMBER 1966 THIRTY CENTS

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SUMMARY OF THE
Urban Renewal Program

Incorporating changes resulting from

the Demonstration Cities and Metropolitan Act of 1966

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Washington, D.C. 20410 • November 1966

"The Federal program of urban renewal is today our principal instrument for restoring the hope and renewing the vitality of older cities and wornout neighborhoods."

President Lyndon B. Johnson

Summary of the Urban Renewal Program

(Incorporating Changes Resulting From the Demonstration Cities and Metropolitan Development Act of 1966)

Urban Renewal is the term used to describe the diversified efforts by localities, with the assistance of the Federal Government, for the elimination and prevention of slums and blight, whether residential or nonresidential, and the removal of the factors that create slums and blighting conditions. In the Housing Act of 1949, as amended, as well as in other legislation, Congress has enacted a number of provisions which include loans, grants, technical assistance, and special mortgage insurance in urban renewal areas. Taken together they represent a "kit of tools" making possible a partnership among local governments, private enterprise, citizens, and the Federal Government in mounting an offensive against slums and the causes of urban blight.

Urban Renewal is a local program—locally conceived, planned, and executed. It is a concerted effort by a community, through its public and private resources, to prevent and correct urban blight and decay and to set in motion long-range, planned redevelopment of both residential and nonresidential neighborhoods. It has two main elements: (1) Slum prevention through neighborhood conservation and rehabilitation of structures. (2) Clearance and redevelopment of structures and neighborhoods.

Urban renewal projects are planned and carried out by a local public agency, which, depending on State law, may be a separate public agency, a local housing authority, or a department of a city government.

Federal assistance is available to help the community carry out its plan when local resources alone are not adequate to do the job. To qualify for Federal assistance to an urban renewal project, a community must adopt, and have certified by the Secretary of Housing and Urban Development a Workable Program for Community Improvement, in which it commits itself to the attainment of certain objectives.

Through the requirement of a Workable Program for Community Improvement, urban renewal projects are tied to a broad and systematic effort to eliminate blight and prevent its recurrence through (1) codes and ordinances, (2) a comprehensive community plan, (3) neighborhood analyses, (4) administrative organization, (5) financing the program, (6) housing for displaced families, and (7) citizen participation.

HOW THE FEDERAL GOVERNMENT HELPS

Federal assistance is available to help a community carry out the related major phases of a comprehensive urban renewal program. These aids include:

- Grand assistance for the preparation of full-range renewal programs on a community-wide basis, including the identification of needs, estimates of financial, rehousing and other resources, and development of tentative schedules.
- Financial aid in planning and carrying out urban renewal projects involving the rebuilding or conservation of blighted and deteriorating urban areas. This assistance is provided for specific projects and for planning general neighborhood areas to be renewed over a period of years.
- Grant assistance to cities, other municipalities, and counties for carrying out programs of concentrated code enforcement in deteriorated or deteriorating areas, outside of urban renewal project areas. Grants may be authorized only for areas in which code enforcement, together with public improvements provided by the locality, may be expected to arrest the decline of the area.
- Special FHA financing aids for new or rehabilitated housing in the redevelopment of urban renewal or code enforcement project areas.

- Special FHA financial aids and public housing assistance to provide low-cost private or public housing for families displaced by urban renewal or other public activities.
- Grant assistance to cities, municipalities, and counties to assist in financing the cost of demolishing structures which, under State or local law, have been determined to be structurally unsound or unfit for human habitation.
- Grant assistance to localities to develop neighborhood facilities for programs of community service.
- Grant assistance to communities to help provide, preserve, and develop lands having value for park and recreation, conservation, scenic or historic uses.
- Grant assistance to communities in carrying out local beautification programs for the greater use and enjoyment of open-space and other public land in urban areas.
- Grant assistance to communities for historic and architectural preservation.

The following sections give in summary the main facts about these various kinds of Federal assistance.

URBAN RENEWAL PROJECTS

AN URBAN RENEWAL PROJECT MAY INVOLVE:

- Acquiring and clearing a slum or blighted area—either residential or nonresidential—and disposing of the land for redevelopment in accordance with planned uses.
- Rehabilitation of structures in such an area by property owners, accompanied by improvement of community facilities by the local government, resulting in conservation of the area.
- Any combination of the above.

EXECUTION OF URBAN RENEWAL PROJECTS

Project execution activities may include land acquisition, temporary operation of acquired property, relocation of site occupants, demolition work, installation of project improvements, rehabilitation, conservation, and code enforcement activities, land disposition activities, and relocation of historic structures.

FINANCING URBAN RENEWAL PROJECTS

An urban renewal project is financed by an arrangement between the local public agency and the Federal Government which calls for local contributions, Federal advances and loans, and ultimately a Federal capital grant.

The locality's contribution may take the form of cash or noncash grants-in-aid, such as donations of land, demolition and removal work, project improvements, certain expenditures by colleges, universities, and hospitals, or public facilities.

Net project cost, or loss, for purposes of determining the amount of the Federal grant, is the total of expenditures for project execution activities plus the value of local noncash grants-in-aid, less the proceeds from land disposition.

Capital Grants

An urban renewal capital grant covers the Federal share of net project cost. The percentage of a capital grant varies, depending on size of the community and other factors:

- For any municipality having a population of 50,000 or less, or a municipality situated in a labor market area designated as a redevelopment area under the Area Development Act or successor legislation, the Federal contribution is three-fourths of net project cost.

- For any other municipality, the Federal contribution is two-thirds of net project cost. In these communities, the Federal share may be three-fourths if the locality elects to exclude from project cost certain local administrative, survey, and planning expenses.

Advances and Loans

Federal advances and loans may be made to finance project planning and provide working capital for execution activities.

- **Planning Advances.** Funds may be advanced to finance surveys and planning work necessary before actual operations of the project.
- **Temporary Loans.** These Federal loans are used by the community as working capital in acquiring land and structures in the project area, clearing the site, preparing the area for redevelopment or conservation, and all other execution activities. The contract with the Federal Government may be used by the local public agency to secure private financing at lower interest rates than the Federal rate.
- **Other Financing.** Federal capital grant progress payments, local cash grants-in-aid, and land disposition proceeds may be used to provide temporary financing as project execution progresses.

RELOCATION ASSISTANCE

The local public agency or other public body responsible for displacement through urban renewal, code enforcement, open-space land acquisition, or demolition activities is required to offer individuals and families displaced by its actions, decent, safe, and sanitary housing at prices and rents within their means. (See Housing Assistance Programs below for relocation housing aids.) In addition, the responsible body is required to provide relocation assistance to business concerns and nonprofit organizations.

Relocation Grants

Grants are made available to communities to reimburse individuals, families, business concerns, and nonprofit organizations displaced by urban renewal, or the other governmental activities listed above, for their moving expenses and direct losses of property. Each property owner may be entitled to an additional relocation payment for certain settlement and other costs incidental to the conveyance of real property to the project.

Payments to families and individuals may not exceed $200 for moving costs and property loss. In addition, families and elderly individuals displaced on and after January 27, 1964, may receive a relocation adjustment payment of up to $500 to assist them in relocating in standard accommodations.

Each business concern or nonprofit organization is entitled to receive moving expenses and reimbursement for property loss incurred in the move, up to $3,000. If no property loss is claimed, reimbursement for moving expenses can be made up to a maximum of $25,000. Such payments are covered in full by a Federal relocation grant made to the appropriate local agency. If the moving expenses of a business concern exceed $25,000, the locality may elect to reimburse the excess costs through a local cash payment which will be shared by the Federal Government through a relocation grant in the same percentage as other project costs.

Each business concern with average annual gross receipts in excess of $1,500 and average annual net earnings of less than $10,000 may be eligible for a Small Business Displacement Payment from the local agency.

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Small Business Loans

The Small Business Administration is authorized to make loans of up to 20 years to assist a small business concern in reestablishing its business, if the concern has suffered substantial economic injury as a result of its displacement by an urban renewal project, a Federal highway construction program, or any other construction conducted or financed by the Federal Government.

SBA may also assist displaced eligible small business concerns who desire to rent modern, up-to-date premises by guaranteeing the payment of rentals.

Each business concern eligible for a Small Business Loan is so informed by the local renewal agency, and put in touch with the local SBA office which will provide appropriate technical and financial assistance.

PLANNING FOR URBAN RENEWAL PROJECTS

There are two types of planning which a community may undertake with Federal assistance in preparation for urban renewal activities—general neighborhood renewal planning and specific project planning.

General Neighborhood Renewal Planning

This type of planning is undertaken when an area to be renewed is of such size that urban renewal activities in the area may have to be initiated in stages over a period of as long as eight years, and it is desirable that a preliminary plan for the entire area be prepared as the basis for proceeding with specific urban renewal projects. General Neighborhood Renewal Plans may be prepared for an urban renewal area or areas, together with any adjoining areas having specifically related problems. The costs of such general neighborhood planning can be met by Federal advances repayable out of funds that become available for execution of the renewal projects.

Specific Project Planning

Planning in relation to a particular project is concerned with such matters as eligibility and feasibility, boundaries of the renewal area, proposed new land uses, and preparations for relocation, land acquisition, rehabilitation and conservation, historic and architectural preservation, site clearance and improvement, land disposition, and other necessary operations. The expenses of such planning may be defrayed through Federal planning advances that are repayable from funds that become available when the project is undertaken.

COMMUNITY RENEWAL PROGRAMS

Federal grants are available to pay up to two-thirds of the cost incurred in preparing a Community Renewal Program covering the full range of urban renewal action required to meet local needs. This permits a community to approach its problems of blight on a citywide, rather than on a piecemeal, basis. All the deteriorated and deteriorating areas of the city can be identified and classified as to the relative urgency and degree of urban renewal action needed. The locality's resources for taking urban renewal action—for financing, relocating displaced families, utilizing cleared land, and meeting other program requirements—can be established. Then the community can lay out a long-range program for urban renewal including provision of related public improvements, with its total needs balanced against total resources. It can establish and maintain feasible priorities and schedules for the various types of activities required to carry out its program.

Open Space Land

Federal grants of up to 50 percent are authorized to help communities provide, preserve, and develop lands having value for park and recreation, conservation, scenic, or historic uses. Examples of eligible development costs are landscaping, basic water and sanitary facilities, and recreation facilities. Major construction, such as large buildings and amphitheaters, is ineligible.

Developed land in built-up portions of urban areas may be purchased with grant assistance where adequate open-space land cannot effectively be provided through the use of existing undeveloped or predominantly undeveloped land. Where land is in a built-up area, the grants may include 50 percent of the cost of acquisition and necessary clearance. Relocation assistance, including payments, is authorized for individuals, families, businesses, and non-profit organizations displaced by the purchase of land with grant assistance.

Urban Beautification

Federal grants are available to assist communities in carrying out local beautification programs for the greater use and enjoyment of open-space and other public land in urban areas. The grant may represent up to 50 percent of the applicant's increase in its usual beautification expenditures over and above previous years for comparable activities.

Historic Preservation

Federal grants of up to 50 percent are authorized to help communities preserve properties and areas of historic or architectural value. This includes both acquisition and restoration of properties in urban areas provided that such properties will be maintained for historic purposes and will be for public use and benefit. Projects assisted under this program must be in accord with the comprehensive planning program of the community.

Code Enforcement Programs

In 1965 Congress authorized financial assistance for code enforcement activities on a new and simplified basis. Federal grants are available to cities, counties, and municipalities to cover part of the cost of "Concentrated Code Enforcement Programs" in designated areas of the locality.

A code enforcement grant may not exceed two-third (or three-fourths in the case of a municipality or county having a population of 50,000 or less) of the cost of a Concentrated Code Enforcement Program. Eligible costs may include expenditures for code administration, for related staff services in connection with providing assistance on relocation and on direct Federal rehabilitation loans and grants, and for the provision and repair of necessary streets, curbs, sidewalks, street lighting, tree planting, and similar improvements.

The amount of a code enforcement grant will be based on a code enforcement program budget, submitted by the municipality and subject to HUD approval, and on a final audit of program costs. Grant payments will be made periodically, based on requisitions submitted by the municipality and on reports of progress of code enforcement activities and the provision of needed public improvements in a designated area. A single grant application may cover more than one area in the municipality, providing it is reasonable to expect completion of the code enforcement program for all areas covered by the application within three years. The general policies and requirements applicable to a federally assisted code enforcement program are:

1. At the time of the approval of its application, the municipality must have a Workable Program for Community Improvement currently in effect and must have adopted a comprehensive system of codes that meets certain minimum standards and which is being effectively enforced.

2. The municipality must agree that, during the period it is under a Contract for Code Enforcement Grant, it will maintain a level of expenditures for code enforcement, exclusive of any code enforcement expenditures for areas assisted by urban renewal project grants or code enforcement grants, that is not less than normal expenditures for code enforcement activities prior to the execution of the contract.
3. The municipality must have a satisfactory program for providing all necessary public improvements within the area assisted by the grant.
4. The municipality has an obligation to assure that any individuals or families who are displaced by the code enforcement activities are offered decent, safe, and sanitary housing within their means, and to provide related relocation assistance.

The area selected for the Concentrated Code Enforcement Program must be built up, predominantly residential in character, and with code violations existing in 20% of the buildings in the area. Conditions in the area must be such that the proposed program for concentrated code enforcement and the provision of the proposed public improvements may be expected to eliminate code violations and arrest the decline of the area.

Demolition Grants

Another new program authorized in 1965 is for Federal grants to cities, other municipalities, and counties to assist in financing the cost of demolishing structures which, under State or local law, have been determined to be structurally sound or unfit for human habitation and which the locality has authority to demolish. Under the legislation, the demolition must be on a planned neighborhood basis and further the overall renewal objectives of the locality. In addition, a program of enforcement of existing local housing and related codes must be currently underway in the locality. Grants may be made for up to two-thirds of the cost of demolition.

In order to be eligible for a grant, the locality must have a currently certified Workable Program of Community Improvement and the structures to be demolished must constitute a public nuisance and a serious hazard to the public health or welfare. In addition, the governing body of the municipality must determine that other available legal procedures to secure remedial action by the owners of the structures involved have been exhausted and that demolition by governmental action is required.

The locality will be obligated to assure that any individuals or families displaced as a result of the federally assisted demolition are offered decent, safe, and sanitary housing. Relocation payments on the same basis as in urban renewal project activities also must be made.

Neighborhood Facilities

The Neighborhood Facilities Grant Program is authorized by the Housing and Urban Development Act of 1965 to assist in financing the development cost of neighborhood facilities for programs of community service. Grants may not exceed two-thirds of the development cost of the facilities, or three-fourths in officially designated redevelopment areas. Although grants may be made only to local public bodies or agencies that have authority under State or local law to undertake a project, a nonprofit organization may be the owner or operator of the neighborhood facility, under the supervision of the public body applicant.

HOUSING ASSISTANCE PROGRAMS

Financing of new housing and the rehabilitation of existing structures must come primarily from private investment. Redevelopment or conservation of slum and blighted areas, as well as other public improvements, often displaces families, many of whom do not have the means to obtain adequate housing in the normal private market. The law requires that there

be provided decent, safe, and sanitary dwellings available to people displaced from urban renewal areas, at rents or prices within their means. While some displaced families may be rehoused in low-rent public housing, the bulk of the rehousing resources will be privately owned. Another large area of housing need is accommodations for low and moderate income families generally. The housing assistance programs of HUD and its constituents are designed to meet both these needs in the following manner:

Rehabilitation Loans

The Housing Act of 1964, as amended, authorizes Federal loans to owners or tenants of residential or business property in urban renewal or code enforcement areas to enable them to bring the structures up to local code requirements, or to carry out the objectives of the official urban renewal plan for the area.

Interest rates on rehabilitation loans are limited to 3 percent, and loans may have a term of not more than 20 years or three-fourths of the remaining economic life of the structure after rehabilitation, whichever is less. These loans will be made only when the borrower is unable to secure the necessary funds from other sources on comparable terms and conditions.

Rehabilitation Grants

Federal grants are available to qualified low-income owner-occupants of housing in an urban renewal or code enforcement area for the repair and improvement of their homes so that the property conforms to applicable codes or other requirements of the urban renewal plan.

The maximum rehabilitation grant is $1,500. Within this limit, the grant may not exceed:

(1) The actual cost of the repairs and improvements, if the applicant's annual income is $3,000 or less, or

(2) If the applicant's annual income exceeds $3,000, an amount not in excess of that portion of the actual cost of repairs and improvements which cannot be paid for with any available loan that can be amortized as part of the applicant's monthly housing expense without requiring that expense to exceed 25% of the applicant's monthly income.

LOW-RENT PUBLIC HOUSING

Preference for admission to new or existing low-rent public housing is provided by law for individuals and families of low income displaced by urban renewal or other governmental action. The Department of HUD can contract to make development loans and pay annual subsidies for public housing projects, upon application of a local housing authority, and with the approval and cooperation of the local government.

FEDERAL MORTGAGE INSURANCE

Congress has provided more liberal FHA mortgage insurance to assist in the elimination of slums and urban blight; the rehabilitation and conservation of existing properties and neighborhoods, and the provision of new and rehabilitated sales and rental housing, both for families displaced by urban renewal or other governmental action and families of low and moderate income. These provisions are incorporated in two Sections of the National Housing Act, Sections 220 and 221.

Section 220 provides special mortgage insurance assistance in urban renewal areas which have been certified to FHA by the Secretary of Housing and Urban Development. It may be used to assist in financing the rehabilitation of existing salvable housing, through the refinancing of an existing mortgage, plus the cost of home improvements. It may also be used to assist in financing new sales or rental housing, in single or multi-family structures, in certified areas.

Certain nondwelling facilities, consist with the Urban Renewal Plan, may be included in a Section 220 insured mortgage when the insured project is predominantly residential and the FHA Commissioner finds that nondwelling facilities included in the mortgage contribute to the economic feasibility of the insured project.

Section 220(h) provides specifically for FHA-insured home improvement loans on properties in urban renewal or code enforcement project areas. These loans bear interest at not more than 6 percent. Term of maturity may be up to 20 years or three-fourths of the remaining economic life of the property, whichever is less. These insured loans are reviewed and processed in FHA Field Insuring Offices on a relatively simplified basis.
Also provided is insurance on loans for public improvements for which a homeowner is legally liable.

Section 221 authorizes FHA to insure mortgages on new or rehabilitated housing for sale or rent to families or elderly and handicapped individuals displaced from urban renewal areas or by other governmental action causing displacement, such as the construction of schools, highways, or other public improvements.
Mortgage insurance is available for new homes, and for the purchase and repair of existing homes, containing from one to four units. Down payments are $200 per dwelling unit for displaced purchasers, which may include legal fees and other items contained in closing costs.

Section 221 also provides liberal terms for the purchase of new or existing houses and the repair of housing by any low or moderate income family.

Under Section 221(d)(3), a below-market, or low-interest rate, rental housing program for displaced families, other low and moderate income families, and elderly or handicapped individuals is provided. The mortgage financing for a new or rehabilitated rental housing project shall bear an interest rate not to exceed 3%. Such mortgages are available in communities having a Workable Program for Community Improvement, certified by the Secretary of HUD and may be obtained by nonprofit corporations, limited dividend corporations, and cooperatives, or other mortgagors whose rents, charges, and operations are regulated by the FHA Commissioner. Public agencies that are not receiving financial assistance for public housing exclusively are also eligible.
Other FHA programs have proven useful in connection with urban renewal. They are **Section 213** for the financing of management type cooperative housing, and **Section 231,** which provides special terms for housing for the elderly or handicapped. **Section 203(k),** enacted in 1961, provides home improvement loans, in amounts up to $10,000 per dwelling unit, at an interest rate not more than 6 percent, for the improvement of homes outside of urban renewal project areas. These loans may be for terms of up to 20 years or three-fourths of the remaining economic life of the property, whichever is less, and do not require the refinancing of existing mortgages on property.

Rent Supplement Program

The Housing and Urban Development Act of 1965 authorized a rent supplement program which may be utilized as an aid to the relocation of certain site occupants displaced by urban renewal and other public programs.
To be eligible, an occupant must be an individual or family with an income not higher than the maximum amount established in the area for occupancy of low-rent public housing and, in addition, must be in one of the following categories:

1. Displaced by governmental action.
2. 62 years of age or older.

3. Physically handicapped.
4. Occupying substandard housing.
5. Occupying, or formerly occupying, a dwelling situated in an area determined by the Small Business Administration, subsequent to April 1, 1965, to have been affected by a natural disaster, and which has been extensively damaged or destroyed as a result of the disaster.

The amount of rent supplement payment cannot exceed the difference between the fair market rental for the dwelling unit and 25 percent of the occupant's income. Payments will be reviewed periodically and adjusted to reflect changes in income or rent.

Housing owners who are eligible to enter into contracts to receive rent supplement payments will be nonprofit, cooperative, or limited dividend owners who provide housing financed with mortgages insured by FHA under Section 221(d)(3) at market interest rates. Such housing can consist of a project of five or more dwelling units which may be individual dwelling units, row houses, semi-detached housing, or multifamily housing. The housing must be either new housing or housing that is improved by a substantial amount of rehabilitation financed by the insured mortgage.

In addition, rent supplements are available on a restricted and experimental basis for housing financed with mortgages insured by FHA under the Section 221(d)(3) below-market interest rate program for low- or moderate-income families and for housing for the elderly financed with a direct Federal loan under Section 202 of the Housing Act of 1959 or under the FHA Section 231 mortgage insurance program for rental housing for the elderly. However, not more than 10 percent of the amounts approved in annual appropriation acts for the rent supplement program may be utilized for the experimental program, of which half may be used for housing provided under the FHA below-market program and half for housing under the elderly direct loan program and the FHA elderly program.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Under its special assistance programs, FNMA is authorized to support FHA Section 220 and certain types of Section 221 housing, including all housing for eligible displaced families, by purchasing and making advance commitments to purchase such mortgages.

OTHER RELATED FEDERAL AIDS

Disaster Areas

Special Federal assistance is available for disaster areas. An area that is in need of redevelopment or rehabilitation as a result of a catastrophe which the President has declared to be a major disaster may be extended urban renewal assistance without regard to certain laws and regulations governing regular urban renewal projects.

Redevelopment Areas

Special Federal assistance in urban renewal is available for areas of substantial and persistent unemployment that have been designated as redevelopment areas by the Secretary of Commerce under the Area Redevelopment Act, or successor legislation.

Educational Institutions and Hospitals

Special benefits are available to an urban renewal project located near the principal buildings or a major branch of an educational institution or hospital. These projects are not subject to certain requirements governing regular urban renewal projects. Furthermore, expenditures by eligible donors for land acquisition, demolition, and relocation may be credited to the required local share of the cost of these projects. This reduces the amount of other local grants-in-aid which the locality would have to provide for its urban renewal program.

For Further Information: All initial inquiries and dealings with the Federal Government on urban renewal should be directed to the appropriate Regional Office listed below.

REGIONAL OFFICES—DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Region I: 346 Broadway, New York, New York 10013 (Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island, Vermont) Telephone: 264-3311

Region II: 728 Widener Building, Chestnut and Juniper Streets, Philadelphia, Pennsylvania 19107 (Delaware, District of Columbia, Maryland, New Jersey, Pennsylvania, Virginia, West Virginia) Telephone: 597-3311

Region III: 645 Peachtree — Seventh Building, Atlanta, Georgia 30323 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee) Telephone: 526-0111.

Region IV: Room 1500, 360 North Michigan Avenue, Chicago, Illinois 60601 (Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota, Wisconsin) Telephone: 353-4400

Region V: Room 13-A-01, Federal Office Building, 819 Taylor Street, Fort Worth, Texas 76102 (Arkansas, Colorado, Kansas, Louisiana, Missouri, New Mexico, Oklahoma, Texas) Telephone: 334-3011

Region VI: 450 Golden Gate Avenue, P.O. Box 36003, San Francisco, California 94102 (Arizona, California, Guam, Hawaii, Nevada, Southern Idaho, Utah, Wyoming) Area Office: 909 First Avenue, Seattle, Washington 98104 (Alaska, Montana, Northern Idaho, Oregon, Washington) Telephone: 556-9000

Region VII: P.O. Box 3869 GPO, San Juan, Puerto Rico, 00936 (Puerto Rico and the Virgin Islands) Telephone: 767-1515

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DECEMBER 1966

STATUS REPORT ON URBAN RENEWAL PROGRAM IN ATLANTA

PREPARED BY URBAN RENEWAL COMMITTEE
OF ATLANTA CHAMBER OF COMMERCE

BASED ON INFORMATION PROVIDED
BY
ATLANTA HOUSING AUTHORITY

PROJECT/KEY DATES	PROJECT AREA	PROPOSED LAND USES	ACQUISITION STATUS (parcels)	DISPOSITION STATUS (acres)	RELOCATION STATUS (families/individuals;business)	SCHEDULE/REMARKS
1. Butler Street 2/56-Designated Urban Renewal area by city 5/56-Survey & Planning application approved 7/59-Entered execution	Total area: 227 acres Acquisition area: 83.8 acres	Commercial, multi-family residential, rehabilitation, school, park, other public improvements	615 of 617 99%	75.1 of 83.8 90%	1261 fam/ind 100% 103 business 100%	One of most dramatic examples of effective Urban Renewal. As one of three "pioneer" projects, entered execution stage mid-1959. Site of tremendous private investment. Tax values some five times greater now. Project virtually complete.
2. Rawson-Washington 2/56-Designated UR 5/56-S & P application approved 6/60-Entered execution	Total area: 336 acres Acquisition area: 98.8 acres	Atlanta Stadium, stadium parking, public housing, commercial, school, park, other public improvements	774 of 774 100%	96.2 of 98.8 97%	850 fam/ind 100% 75 business 100%	One of first three projects. Site of $18 million Atlanta Stadium, other public and private developments. Construction began November 1966 on 650 units public housing, including 154 units for elderly.
3. University Center 2/56-Designated UR 5/56-S&P application approved 6/60-Entered execution	Total area: 356 acres Acquisition area: 102.1 acres	Expansion of college facilities, rehabilitation, multi-family residential, commercial, school, park, other public improvements	908 of 908 100%	61.4 of 102.1 60%	1241 fam/ind 100% 79 business 100%	One of first three projects. Amendment in process to offer additional land to colleges. Offering expected near future for multi-family housing.
4. Rockdale 8/57-Designated UR 4/58-S&P application approved 6/60-Entered Execution	Total area: 248 acres Acquisition area: 200.6 acres	Multi-family residential, schools, parks, churches, commercial, health center	835 of 997 86%	*65.0 of 200.6 32% (*Public lands)	418 fam/ind 100% 18 business 100%	Conceived to resettle people displaced by other programs. Advertised for sale as single offering for 1500 units 221 (D) 3 housing, convenience shopping center.
5. Thomasville 8/57-Designated UR 4/58-S&P application approved 7/59-Entered execution	Total area: 227 acres Acquisition area: 216.6 acres	Single-family residential, public housing, school, park, commercial, rehabilitation	482 of 482 100%	135.6 of 216.6 63%	309 fam/ind. 100% 19 business 100%	Predominantly residential area for families displaced from other redevelopment areas. Substantial rehabilitation among older homes. Some 350 units public housing in planning.

6. Georgia State 2/62-Designated UR 3/62-S&P application approved 7/62-Entered execution	Total area: 10.4 acres Acquisition area: 4.2 acres	Expansion of college campus and facilities	16 of 16 100%	4.2 of 4.2 100%	0 fam/ind 31 business 100%	Provides expansion room for fast-growing downtown college. Local share met by University Regents.
7. Howard High 10/62-Designated UR 4/63-S&P application approved 8/64-Entered execution 2/66-Closed out	Total area: 4.2 acres Acquisition area: 4.2 acres	Expansion of high school facilities	31 of 31 100%	4.2 of 4.2 100%	54 fam/ind 100% 1 business 100%	Became first Atlanta project to be completed, closed out in February 1966.
8. Georgia Tech 6/63-Designated UR 10/63-S&P application approved 6/65-Entered execution	Total area: 74 acres Acquisition area: 60.5 acres	Expansion of college campus and facilities, some commercial.	187 of 403 46%	45.3 of 60.5 75%	**292 fam/ind 38% **64 business 44% (**Estimated)	First step in implementing master plan for Georgia Tech expansion. Most recent project to enter execution stage. Regents meeting local share.
9. West End 6/63-Designated UR 10/63-S&P application approved 9/66-Entered execution	Total area: 675 acres Acquisition area: 103 acres	Largely rehabilitation, residential, commercial, school and school expansion, parks, industrial park	21 of 635 3%	*18.3 of 103 18% (*Public land)	541 fam/ind 2% 100 business 0%	Atlanta program's largest area, could be model project. Tremendous community acceptance and support. Five rehab loans, 40 rehab grants already approved.
10. Buttermilk Bottoms-North Avenue 11/63-Designated UR 4/64-S&P application approved 6/66-Project funds applied for	Total area: 114 acres Acquisition area: *10.8 acres (* Early land acquisition)	Auditorium-convention hall complex, parking, office-park, adult education center, science-technology center	*177 of 183 96% (*Early land acquisition; includes street widening)	* 10.8 of 10.8 100% (* Early land acquisition)	*349 fam/ind 95% *43 business 95% (*Includes street widening)	Construction of auditorium well along, though project still in final planning stages. Eventually will encompass some 114 acres for acquisition and disposition.
11. Bedford-Pine 7/65-Designated UR 11/65-S&P application approved	Total area: 205 acres Acquisition area: Undetermined	Residential, rehabilitation, new elementary school, playground-park	*19 of 52 37% (*Early land acquisition)	Not begun	*125 fam/ind 71% * 6 business 67% (*Early land acquisition)	Major rehabilitation effort. Will remain largely residential. School construction almost complete though project still in planning stage.

Urban Renewal

1-7-67

Rebuilding the Slums

by James Ridgeway

While faith in the miracle-working power of the Office of Economic Opportunity has faded, there is some hope within Congress and the administration that private industry can be recruited to carry out the war on poverty.

This amounts to more than running Job Corps camps, which several of the big companies are now doing. The White House, for example, is seriously considering a proposal from the Department of Housing and Urban Development to create an Urban Development Corp. It would induce builders to construct low-income housing through various loan guarantee schemes. Both Senators Javits and Percy have advanced ideas for Comsat-type companies that could get new housing into run-down areas and persuade business to put installations in depressed places. Senator Robert Kennedy looks to industry for help in financing a new community corporation he recently set up in the Bedford-Stuyvesant slum of Brooklyn. He hopes this kind of organization will give local residents a chance to shape the development of their community. Walter Reuther is starting much the same kind of project in Detroit. And at the recent round of Senate hearings on the problems of the cities, both Senators Ribicoff and Kennedy spent a good deal of time trying to find out from businessmen what it would take to get them into slum rehabilitation programs.

The creation and manipulation of markets is much in vogue in Washington and is part of what the administration calls "Creative Federalism." Just as the government gets industry to build space ships to go to the moon, now it wants business to turn technology to putting across the programs of the Great Society. There are already some examples of what this can lead to. In the past year or so electronics companies and publishing houses merged to form a new educational enterprise. It is primed with money from HEW, which just now is in the throes of reorganization that will make it into an efficient, domestic version of the Pentagon. General Electric announced last summer it plans to build new cities; other companies are in the business as well and Senator Ribicoff enthusiastically called for a "new cities industry." Creating a market in the slums is an extension of this kind of thinking. But it is a dubious proposition since there is no money to be spent for goods and services in the slum, and whatever activity takes place there will, in large part, have to be induced by the government. The country, however, is at war in Vietnam, and there is little interest in spending more on the poor.

Nonetheless, there are signs that businessmen are at least curious about prospects of the slum business. There are eight million dilapidated city homes and rehabilitating them is a potentially enormous market for builders and building supply companies. A few companies are already engaged: US Gypsum is spending $1.25 million to rebuild a square block in Harlem and intends to start similar projects in other cities. Armstrong Cork Co. is rehabilitating a tenement in North Philadelphia. The American Plywood Association, a manufacturers trade group, is putting up $150,000 to renovate buildings in the Hough area of Cleveland. The companies don't want to become landlords; they expect to turn over these buildings to nonprofit sponsors on completion.

Out of its Harlem project US Gypsum developed a new heating system as well as new kinds of materials for making floors and ceilings. In a recent experiment in rehabilitating a tenement on the lower east side of Manhattan, a crane picked prefabricated kitchen and bathroom units off a truck, and dropped them down through a hole cut in the building's roof. It took an hour to bolt them into place. New kinds of wallboard and vinyl flooring were found practicable, also windows that can be expanded to fit the odd shaped openings in old buildings. Garbage can be dropped down a chute into a machine that first compresses it, then disinfects and perfumes it.

Such experiments suggest that housing costs can be lowered substantially. The Department of Housing and Urban Development wants to employ the new methods in a mass low-income housing program. It has asked the President to set up an Urban Development Corporation (sometimes called a Comsat for Housing which it does not at all resemble) that would build five million new housing units over the next 10 years at a cost of $50 billion. Details are not available, but under one version of this scheme, the President would appoint a board of directors, made up of people from government, business, labor, civil rights and so on. They would oversee the corporation's activities which, in effect, would combine and expand existing housing pro-

grams. The scheme would utilize urban renewal agencies, which on the local level would have to condemn the land and work out reforms of restrictive building codes. Then under a vastly expanded low-income housing program, called 221 (d) 3, the government would insure loans from private lenders such as banks, insurance companies, etc., to nonprofit or limited profit groups wanting to build the housing. After a new house was built or an old one rehabilitated, the government would buy the mortgage through the Federal National Mortgage Association.

The average 221 (d) 3 unit for three people now rents for $109 a month. It is meant to attract the working poor and is a cut above public housing where monthly rents range from $35 to $55. However, the government plan envisions reducing building costs over a 10-year period from the current $16,000 to $8,000, which would make the units competitive with public housing.

The idea for an Urban Development Corp. came out of a conference of housing experts held at Woods Hole, Mass., last summer, and in large part represents the thinking of Hortense Gabel – the former commissioner of rent and rehabilitation in New York City – and Thomas O. Paine, the manager of General Electric's center for advanced study.

Senator Javits has a different idea for getting business into the slums. He wants to give a federal charter to a new Economic Opportunity Corp. Three of its 15-member board of directors would be appointed by the President, and the company would raise money by selling $50 million of stock in the public market. This Comsat-like company would be a promoter, selling its technical services and advice to local groups seeking industrial and commercial development. The Economic Opportunity Corp. could come into a slum, lay out a plan for economic development, arrange a pool of financiers to take the risk out of lending; and, in general, attract business by smoothing the way for it, setting up job-training schemes which would provide the labor. It would counsel and might even lend some cash to struggling small business ventures. In return, the Economic Opportunity Corp. would either get money, probably from government planning funds given to local communities, or take a small equity holding in the project. A potential investor might ponder this proposition a long time before buying the stock.

In the Illinois campaign, Charles Percy called for a new private National Home Ownership Foundation which could lend funds at low rates to low-income families who wanted homes. The foundation would get its funds from commercial banks, union pension funds, industrial corporations and federal, state and local governments. The new home owner could help build the house and thereby establish his equity in the proj-

The Manifesto

After the rioting in Chicago a group of youth sitting with Dr. King and with me said the following: "You fellows have produced nothing. Dr. King has been here for a year. There has been no accommodation to him. But when we wanted sprinklers, we went out in the street, forgetting your nonviolence and your patience, and we tore up the street, and in 24 hours we had not only the sprinklers we wanted, but we had in addition to those sprinklers swimming pools. Now, Dr. King, Daley hasn't given you a damn thing, but he has given us what we fought for."

Following the riot in Watts, Dr. King and I went there in the midst of the riot to do what we could. A young man stood up and talked about their manifesto, and quite ignorantly I asked him if I might see a copy of his manifesto, whereupon he took out of his pocket a box of matches and lit one and held it up and said, "That is our manifesto, burn, baby, burn."

When we said to him, "But, young man, what have you gained by this?" he said the following: "We asked the mayor to come and talk with us, and he would not come. We asked the governor to come, and he would not come. We asked the chief of police to come, and he would not come. But after we issued our manifesto, they all came." And then he whispered and said *sotto voce*, so all the young teenagers could hear it, "And when you and Dr. King go out in the street, you had better be careful because they have sent us so many sociologists, baby, so many economists, so many social workers, if you and King aren't careful, you will trip over them on the street."

I maintain that unless something that is total [is done], which sees the problem of housing, schools, jobs, the psychology of the ghetto, as a single problem, and a master plan for dealing with them simultaneously, forthrightly, then this society has only itself to blame, because it is indirectly teaching the young dispossessed in this nation that if they want something, the only way they can get it is not to depend on leaders who are temperate, leaders who advocate nonviolence, but that they themselves must take the law into their own hands.

This is a tragedy, but I recommend to you to see that it is a tragedy which is being socially taught by the inability of this society forthrightly to come forth with victories for the dispossessed in order that they can maintain their faith in this nation, maintain their faith in law and order, and maintain their faith in the cement of society, which is nonviolent action.

BAYARD RUSTIN

Before The Ribicoff Committee, December 6, 1966.

ect. Percy feels that home ownership is one sensible way of making people into more responsible citizens.

Meanwhile, Senator Robert Kennedy has set into motion his plan for a community corporation to direct the rebuilding of New York City slums. (An early version of Kennedy's idea was described in the October 22 issue of this journal.) Kennedy has announced the establishment of the Bedford-Stuyvesant Renewal and Rehabilitation Corp. It is nonprofit and designed to respond to and represent the desires of the community; it will draft plans for housing, health clinics, recreational facilities, and commercial and industrial development. Its activities may branch out into running supermarkets, even schools. In some respects this sort of community corporation looks rather like a new form of neighborhood government, although the precise details of how the local people are to be involved are left vague. For the time being, it is headed by Civil Court Judge Thomas R. Jones, a Democratic leader.

Changing Slum Institutions

Kennedy has also brought into being a second corporation called the Development & Services Corp. Its board of directors will include luminaries of business and finance: Douglas Dillon, Thomas J. Watson Jr., William Paley and so on. They will provide the community with expert managerial advice, try to convince industry to set up offices in Bedford-Stuyvesant and finance new projects. The company also will act as trustee, receiving and paying out money. Thus, the conservative foundations, as well as the businessmen, may be convinced that their money won't be stolen by sharp operators.

As an initial inducement to pull industry into Bedford-Stuyvesant, Kennedy counts on the community corporation's receiving money from a new program he helped write into the Economic Opportunity Act last year. This amendment provides $20 million for special impact area projects. Under it, Sargent Shriver can contract with private companies as well as public bodies who hire slum residents for work that will lead to improving their neighborhoods. Local people could be trained and then employed to build housing. Sales and managerial personnel could be trained to staff a branch of a big department store; vocational training could be given to meet the specific needs of a light manufacturing company that agrees to come into Bedford-Stuyvesant.

While the Kennedy plan looks like an extension of one of the poverty program's community action projects, in theory, at least, it is meant to be different. The community action programs have never done much more than offer a heavy dose of social services; Kennedy, however, is talking about changing slum institutions; he looks toward building a prosperous community with a viable economy. For example, the way the OEO works, if people complained to the local anti-poverty man that the stores were charging high prices, the local poverty office would ask OEO headquarters for money to hire social scientists to run a study. If the local study results were interesting, then more social scientists would be laid on for a national study. Then, there would be another grant, so that the local anti-poverty group could hire expert home economists who would tell the people to buy more wisely and eat more sensible sorts of foods. The Kennedy plan, however, begins by assuming that the community might be better off if it ran its own cooperative grocery store.

Much of the thinking behind the community corporation comes out of the ECCO project in Columbus, Ohio (*NR*, February 5, 1966) – an effort to build a democratic neighborhood government employing local people in slum reconstruction. Walter Reuther is initiating a project similar to Kennedy's, in Detroit. In Chicago the militant Woodlawn Organization and the Maremont Foundation are jointly bidding on an urban renewal project. They will hire local people to build low-income housing.

Of these different approaches to getting industry into the slum business, HUD's low-income housing scheme has perhaps the best chance of being taken up by the federal government. For while it sounds daring and innovative, it is in fact a rather innocuous but sensible extension and rearrangement of existing programs. There is even the possibility that it could be put into operation without legislation. It need not involve moving Negroes into white residential areas. The money would be channeled through the mayor's office so that people like Mr. Daley could control neighborhood groups. Unlike the Kennedy-type plan, the HUD proposal does not require that local residents be hired to do the construction, a suggestion that would bring trouble from the building trades unions. The unions, however, may have some reservations about this scheme, the success of which requires construction innovations that will reduce labor costs. The plan's backers, however, argue that the building business will be so greatly expanded that employment levels will not suffer, and work may even increase. All in all, a plan for an Urban Development Corp. seems a good program for the President to throw back at Senators Kennedy and Ribicoff who have been chiding him for not doing enough for cities.

But the HUD plan got in a political mess after it was described in *The New York Times*, a day before the Ribicoff hearings opened. In the eyes of some paranoiac administration officials this disclosure stole the President's thunder. Actually the HUD plan has been discussed in one version or another in newspapers since

the Woods Hole conference last summer. At any rate, the *Times'* story sent officials at HUD into hysterics and they called up the reporter who wrote it and bawled him out. Copies of the proposals had been sent around to government offices for comments, and these now were called back to the White House. Minor officials throughout the government quaked lest the sleuths from the White House and HUD accuse them of leaking the story to the *Times*. Mrs. Gabel, who had been scheduled to appear before the Ribicoff committee backed out rather than discuss the secret plan in public. For weeks this childish business went on. At this writing, the plan is said still to be taken seriously at the White House, but details are a secret.

I think Kennedy's New York plan is the most interesting and over the long run holds out the best hope for real change of any of these proposals. Of course, it remains to be seen whether a representative community organization runs the show or whether it is dominated by the businessmen advisers or local Democratic hacks. And it is difficult to envision this kind of program going very far without federal loan guarantees that could help attract private investment.

However, Kennedy is moving in the right direction by seeking to employ people in planning and building their own communities. His program allows for and encourages local diversity; it is meant to place control with the people through a community organization that in effect is a new sort of local government. The Kennedy scheme deemphasizes OEO's social service approach, and assumes from the beginning that slum institutions must be changed. In particular, it looks toward building an economy.

The lack of interesting and diverse kinds of work is the crucial problem in America for everyone, not simply the poor. Work, not just income, is what determines one's sense of self-importance in the country. The Kennedy plan aims to put people to work. It is ironic that the Office of Economic Opportunity has made exciting work for young, middle-class college graduates who have been hired to find out about their country by living in the slums. And the poverty program has made interesting work for political scientists whose business it is to study the poor. But it hasn't made much work for the poor and it hasn't noticeably changed the ghetto. Giving people decent inexpensive housing and allowing them a larger dole will be some help. But these measures aren't likely to change the shape of the ghetto either, and in fact, they can turn out to be more sophisticated means for manipulating and preserving a dependent subculture.

Very probably the only way we can hope to change the ghetto of the Northern city is to encourage the people living there to decide what they want to make of the place, and then put them to work doing the job. Kennedy's scheme works toward this end.

Reexamining the Warren Report

by Alexander M. Bickel

There is a story (reported in *Newsweek* magazine), that Chief Justice Earl Warren recently remarked in private: "I was a district attorney in California for 12 years, and I tried a number of murder cases. If I were still a district attorney and the Oswald case came into my jurisdiction, given the same evidence I could have gotten a conviction in two days and never heard about the case again." Whether or not uttered by the Chief Justice, the remark bespeaks one widely shared attitude toward the Warren Commission and its report on the assassination. The commission, in this view, performed the function of a jury in a criminal case. Its verdict rests on sufficient evidence, although, of course, there can be no mathematical demonstration that it is a true verdict. Such a verdict should, and does generally in our system, remain undisturbed, unless some bit of evidence is uncovered that would make a decisive difference in the result, and that is new in the sense of not having been available to the jury. In this sense, none of the recent critics of the Warren Commission has come up with any new evidence. That should, therefore, be that.

And yet that has not been that. On the contrary, serious and responsible proposals for a renewed investigation – a new trial, if you will – have recently come from many quarters. The idea was first broached last summer by Richard N. Goodwin, the former presidential assistant, in a review of Edward Jay Epstein's book, *Inquest*. Mr. Goodwin suggested merely that an independent group should determine whether a new investigation is necessary. Others have since gone farther, among them *Life* magazine, Walter Lippmann,

SAM ADAMS'

Background Data

ATLANTA
CHAMBER OF COMMERCE

1300 COMMERCE BUILDING / P. O. BOX 1740 / ATLANTA, GEORGIA 30301

January 20, 1967

Dear Member:

The Urban Renewal Committee of your Atlanta Chamber of Commerce takes pleasure in submitting to the Chamber membership its second quarterly status report on the Urban Renewal Program in Atlanta.

With the status chart is a special report on "Urban Renewal Progress in 1966," which the Committee felt would add perspective and meaning to the statistical information. In reviewing the progress report, you will note that four additional areas of our city already are under consideration as future Urban Renewal sites, and an application is under study to qualify Atlanta for a "Model City" federal grant.

Bear in mind that the information in this report was obtained from the Atlanta Housing Authority, which is responsible for administering land acquisition and disposition; relocation of families, individuals and businesses, and other processes of the Urban Renewal program. The report does not cite the substantial programs of code enforcement, physical rehabilitation and attention to human problems under the direction of the City of Atlanta, Economic Opportunity Atlanta and volunteer agencies.

Publication of the status reports was begun by the Committee in September of 1966 as one means of encouraging a greater knowledge, involvement and concern on the part of the business community in regard to this federally assisted program. Our efforts will be worthwhile if these reports have helped increase your awareness and understanding of a program which is so much a part of our city's present and its future.

You may recall that our September 1966 report proposed distribution initially to the entire membership and thereafter only to those members who expressed a desire to receive the information regularly. If you would like to receive future Urban Renewal information and reports, please fill out the enclosed postal card and mail it soon. Your name will be placed on a special mailing list at once.

Sincerely,

John C. Wilson
1965-66 Chairman
Urban Renewal Committee

JCW/rnb
Enclosures

URBAN RENEWAL PROGRESS
IN 1966

(The following summary of Atlanta's progress and accomplishments in Urban Renewal during 1966 was condensed from the remarks of Howard Openshaw, Chief Planner of the Atlanta Housing Authority, to the Citizens Advisory Committee on Urban Renewal, December 14, 1966.)

Atlanta's Urban Renewal Program got under way in July, 1959, when three projects -- Butler Street, Rawson-Washington and Thomasville -- went into execution. Today, seven and a half years later, Atlanta has an impressive Urban Renewal Program, second only to Philadelphia's in size. It encompasses 2,500 acres of land and includes one project completed, eight projects in execution, and three in planning.

One has only to ride through the downtown section to see rising out of former slums a magnificent $14 million stadium, a $9 million auditorium, high-rise apartments, office buildings, and motels. Even more impressive, though less visible, is the fact that where once stood rubble, neglect and decay, there has come to the people a new hope.

BUT NO LOW RENTAL HOUSING!

Perhaps the best way to recap the progress made in Urban Renewal is by project:

-- In the Butler Street project, construction was started on improvements totaling $7.5 million, including the 12-story office buildings for Cousins Properties and Citizens Trust, and facilities for U.S. Rubber, Ford Motor Company and Avis Rent-A-Car. The eight-story, 210-unit, Antoine Graves Public Housing for the elderly was dedicated in May. November marked its first year of occupancy, with 100 per cent of the units occupied and a waiting list.

-- In the Rawson-Washington project, construction was started on 650 units of Public Housing in the McDaniel Street area. A 10-story high-rise containing 154 units for the elderly is included. Estimated cost is $9.2 million.

Under a letter of consent and using local funds, the Authority is providing relocation assistance to residents being relocated from the site for the proposed elementary school to serve the Public Housing residents. A parcel on Capitol Avenue directly across from the Juvenile Court Building has been put under contract for sale. A 456-unit motor hotel is proposed in one 10-story and two four-story buildings. Improvements are estimated to cost $6.2 million.

-- In the University Center project, improvements completed include 122 University Plaza luxury apartments costing $1 million. These units are fully occupied and have a waiting list. Construction is almost complete on the $150,000 addition to the Atlanta Baking Company property, and an $85,000 commercial facility on Fair Street.

-- One of the most significant achievements of the year was the offering of all land in the Rockdale project available for private development. The offering includes 160 acres of land consisting of six tracts for residential development to accomodate 1,500 dwelling units under Section 221 (d) 3 and one commercial tract. A fixed price of $896,000 is set on the land. Date for submission of proposals is March 15, 1967. Brochures are available to anyone who is interested.

-- In the Thomasville project, an amendment has been submitted to the federal government to permit Public Housing on a tract north of McDonough Road. Three hundred fifty units of Public Housing are now on the drawing boards. The city has purchased and is proceeding to develop the park site at a cost of $54,000. Sixty-three single-family lots are currently on the market.

The Thomasville project is fast becoming a model community as a result of the quality of the homes constructed, the sidewalks, the adequate provision for parks, schools and shopping facilities, and attention to the expansion needs of the churches within the area.

-- In the Georgia State project, the federal government has approved the Part I amendment to include the block north of the police station on Decatur Street. Georgia State is now completing its comprehensive campus development plan.

-- The Housing Authority completed the Howard High School project in February of 1966, the first of Atlanta's Urban Renewal projects to be completed.

-- In the Georgia Tech project, two amendments were submitted to the federal government resulting from land purchases by the Board of Regents reducing the local share. A Survey and Planning Application was submitted on Georgia Tech Project No. 2. When completed, an additional 67 acres of land will be added to the Georgia Tech campus.

-- The West End project went into execution in September. Already 42 parcels of land have been acquired, with demolition and relocation activities under way. Five rehabilitation grants have been approved. The West End project office, which served as an information center during the planning stage, has been highly successful in involving the people in the renewal program. The 250-unit John O. Chiles Public Housing high rise for the elderly was dedicated in May. The project enjoys 100 per cent occupancy with a waiting list of 200.

-- In the Buttermilk Bottoms-North Avenue project, the final project report was submitted to the federal government in June. Under letters of consent, using local funds, the Authority is purchasing land for auditorium parking and street widening.

-- The Bedford-Pine project is in the planning stage, with appraisals under way and project rehabilitation standards being prepared in collaboration with FHA. A project office has been opened. Under an Early Land Application loan, the Authority is proceeding to acquire land for expansion of the C. W. Hill School and park site.

In addition to the progress cited above, the Housing Authority has acquired 306 parcels of land costing $3.5 million, relocated 509 families from Urban Renewal areas and provided housing assistance to 364 families relocated as a result of other governmental action. The authority demolished 172 structures, sold 98 parcels of land for $2.2 million. Some 357 dwelling units were built on Urban Renewal land. Improvements totalling $9.3 million were completed on land sold by the Authority during the year. Construction was started on another $19.5 million worth of improvements.

What's ahead for 1967?

The Housing Authority and the City Planning Department have prepared Survey and Planning Applications on four additional areas: East Atlanta, Vine City, Cooper Glenn, and Plunkettown. In addition, the city intends to apply for a grant to plan a comprehensive "Model City" program. Urban renewal would be involved in the total attack on the social and physical blight contained in the "Model City" area.

As we look to the future, I would lift up four major areas of concern:

1. Physical renewal is not enough. Moving illiterate, unemployed families out of slums into new housing units does not turn them into responsible citizens. We need an all out, massive, coordinated attack on the causes of poverty -- be they education, housing, employment or social services.

2. While much progress has been made in our attack on the physical blight of our city, the number of substandard dwellings continues to increase. With the completion of the Community Improvement Program in early 1967, we need to undertake a variety of programs, including Urban Renewal and Housing Code enforcement, on a priority basis.

3. Adequate housing resources at rents relocated families can afford remains a challenge. In New York City the problem is so acute there is even a shortage of substandard housing. How can we meet the problem? By staging acquisition in Urban Renewal areas... by making residential redevelopment the first order of business...by encouraging private enterprise to provide housing for moderate income families...by providing adequate housing for low income families.

Atlanta has 8,874 Public Housing units, with only four vacancies; 650 Public Housing units are under construction, 490 units are in planning. Atlanta has a reservation for 1,500 additional units, including 300 for leased housing.

4. And lastly, there must be an open dialogue between the city and its people. Encouraging citizen participation and better communication will go far in removing any feeling in slum areas that the city is indifferent to the plight of its people.

articles by:
norman c. eddy
harvey cox

spotlight on
robert newman's
new movie:
5½—reflections
on an age

renewal

JANUARY, 1967

THIRTY CENTS

Jackson Daily News 2/28/67

PEARL - PASCAGOULA EXTENSION

Housing

URBAN RENEWAL

IS NOT THE ANSWER

The Pearl-Pascagoula Extension must be built. This project has been comprehensively planned for years and is an indispensable part of the eighty million dollar ($80,000,000) road system in and around Jackson.

There are only two ways to finance this complete project:

1) By paying for the work out of operating funds, which would necessitate a rather large increase in taxes. The entire appropriation under this plan would, by law, have to be made on or before the contract is let, which would automatically throw it into one fiscal year period; or

2) An authorization by the people in the election March 7, to issue bonds in the amount of $3,000,000, all of which will be used for this project. These bonds will be sold only as needed to finance construction. Bonds would be payable over a 25-year period and, under present plans and conditions, there would be no need to raise taxes to take care of the annual payments. **This is the financing plan we recommend to the people of Jackson.**

URBAN RENEWAL

There are several reasons why an Urban Renewal program would not be practical to finance the comprehensively planned Pearl-Pascagoula Extension.

1) In the first place, Urban Renewal is a slum clearance program, and the Pearl-Pascagoula Extension could be financed by this method only as a part of an overall downtown Urban Renewal project, costing many millions of dollars, of which the City must provide its 1/3 share.

2) If Urban Renewal ever became available, a plan of the

a) Homeowners who have improved and maintained their homes would have to pay in the form of taxes 1/3 of the cost of developing other private property which owners have neglected. **Public money should not be used to develop private property.**

In the Memphis Commercial Appeal of Tuesday, February 14, 1967, are the following statements under the heading "Next City Administration To Inherit Tax Structure Carrying Maximum Burden"; ..... "more local money will be needed to continue Urban Renewal projects here. Cost of the Beale Street Urban Renewal project has been estimated at $20,000,000. The City's share of the cost will be one-third. The Medical Center and Court Avenue Urban Renewal projects have not yet been completed."

b) If Urban Renewal is adopted, it will change Jackson's housing code, zoning laws, subdivision regulations, and building codes. All codes must be submitted to the Federal Government for approval and must be certified every year.

c) During the Urban Renewal public hearing and election, the City of Jackson would be embroiled in strife and controversy. In BUSINESS WEEK of February 18, 1967, on page 183, is an article entitled "Potholes in the Road to Renewal". This article is a brief discussion of a squabble over Urban Renewal now raging in Cleveland, Ohio. The following are some excerpts from this article: .....

... "Federal money looms large in Cleveland's present civic strife. Last month, Secretary Robert C. Weaver of the Housing and Urban Development Department shut off all Urban Renewal Funds

program, and the Pearl-Pascagoula Extension could be financed by this method only as a part of an overall downtown Urban Renewal project, costing many millions of dollars, of which the City must provide its 1/3 share.

2) If Urban Renewal ever became available, a plan of the whole downtown area, or whatever part of the City of Jackson would be included in an Urban Renewal program, would have to be prepared for approval by the Federal Government. This would take a minimum of 18 months. Then a public hearing would have to be held and if approved by the City Council, the plan would have to be voted on by the people in a special election held for that purpose — all of this would take a minimum of 2 1/2 years. **The Pearl-Pascagoula Extension must not be delayed this long.**

   If the Federal Government ever authorized Urban Renewal money for this project, it would be applied to the payment of bonds approved by this election.

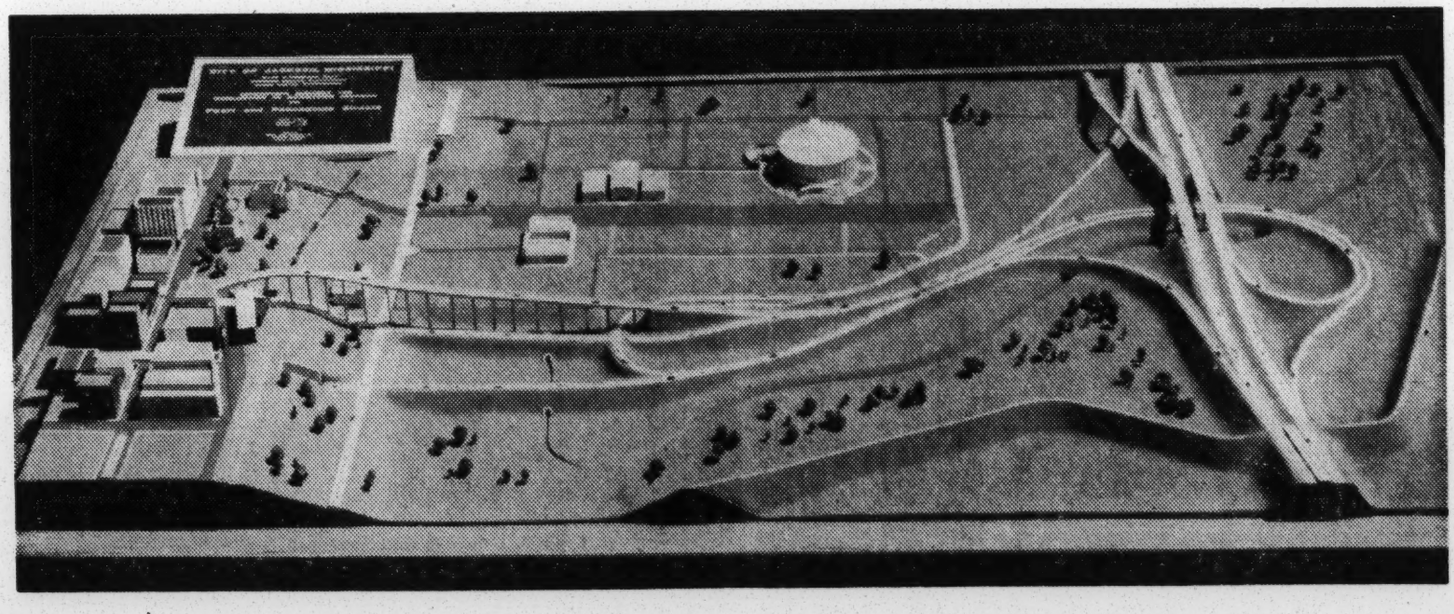
3) Some of the matters which would be considered in the public hearing and election on Urban Renewal would be:

newal now raging in Cleveland, Ohio. The following are some excerpts from this article: .....

...“Federal money looms large in Cleveland's present civic strife. Last month, Secretary Robert C. Weaver of the Housing and Urban Development Department shut off all Urban Renewal Funds, which totalled $34,000,000 to the city. His reason was what he called ‘inadequacies of leadership’..... Eight months ago, Weaver told Mayor Locher he wasn't happy with Cleveland's slow progress on Urban Renewal.... Weaver expresses personal regret but argues that ‘Washington cannot escape its responsibilities on local programs’ ”.

• • • • •

The people of Jackson want this comprehensively planned project completed — they want it adequately financed now — and the only way to assure immediate completion is by approval of the $3,000,000 bond election on March 7.



VOTE FOR THE PROJECT THAT ASSURES JACKSON'S CONTINUED PLANNED AND DYNAMIC GROWTH

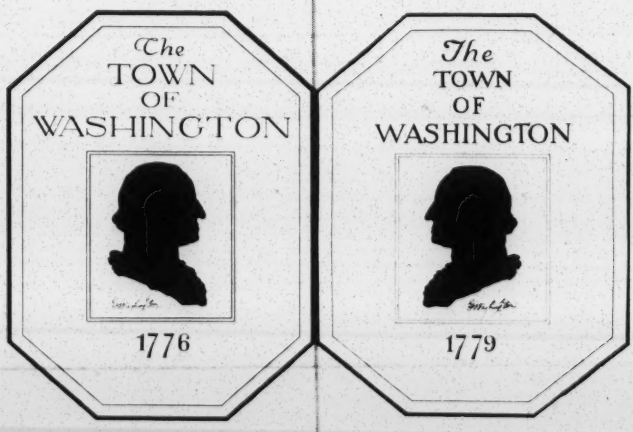
ALLEN C. THOMPSON
MAYOR

DERWOOD R. BOYLES
COMMISSIONER OF PUBLIC WORKS

Money to pay for this advertisement has been provided by a group of Jackson citizens who are vitally interested in informing the public about the importance and urgency of the Pearl-Pascagoula Extension to Interstate 55.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Urban Renewal Notes
May-June 1966



A Tale of Two Washingtons

MS

Urban Affairs

IMES, MONDAY, OCTOBER 16, 1967

N41

Planning for Cities in Chaos

By ADA LOUISE HUXTABLE

It is easy to say that the profession of planning is at a crossroads, or in crisis; both are comfortable clichés. In less comfortable terms, crisis is the point at which a planner sent by the city to aid a community is told by its representatives that if nothing happens they will simply burn down their buildings. And they mean it.

Crisis is Watts, Detroit and Newark. It is a country with a galloping rate of substandard housing and the job of rebuilding itself by the end of the century. It is cities in chaos. It is New York, where chaos has been impacted by a thirty-year city failure to work directly with people and their needs.

To put it bluntly, the traditional practice of planning has failed. The planning profession is currently going through agonizing reappraisal of its aims and practices. Limited in the past, by training and methodology, to purely physical solutions—land use, density calculations and tidy scale models of Utopia—its practitioners have had remarkably little bearing or impact on the enormous, untidy, tragic human problems of an explosive and changing society. Now they find themselves pushed to the front of the battle against poverty, injustice, decay, ugliness, all the ills of environment and man.

Planners have no sure answers for any of this. But there will be no answers without planning. Now they have a vastly broadened outlook and the benefit of some bitter experience. They also have two important new key concepts: "interdisciplinary" and "advocacy" planning.

Interdisciplinary planning merely means that theory and practice from many fields must be brought to bear on any plan if it is to be a valid answer to people's needs. Advocacy planning is a much more controversial subject. Advanced by the younger members of the profession, it proposes that the planner act as advocate or representative for the people of the neighborhood under study, working with their ideas of what they want, with close understanding of particular ethnic features, community patterns and local conditions. He prepares the community's own plan, as opposed to a plan imposed authoritatively from above. He not only prepares it; he advocates it.

What this amounts to, in most cities, is in-ghetto planning—planning that rejects official city planning procedures. With a tremendous potential for sensitive, local problem-solving on a professional basis—and an equally great potential for trouble—it is bound straight for the spotlight of the urban crisis.

Advocacy Planning Groups

New York already has advocacy planning in ARCH, the Architects' Renewal Council in Harlem. The objective of this small, independent, experimental group has been on-the-spot social design, directly responsive to the community. Recently, in the troubled spirit of the times, most of its dedicated, all-white architect members have stepped aside for Negro replacements so that the movement could be black.

A group called Urban Planning Aid has been set up on the same model for Boston. Newark is about to get a Negro-led advocacy planning unit for its controversial medical center area. University, government and private funds are going to the growing movement. The American Institute of Planners has an offshoot advocacy planning group, and the American Institute of Architects is holding serious discussions on the subject.

Advocacy planning is a pendulum swing from the old-style City Hall planner, who took one field trip to the "blighted" area and then worked from statistics and abstract principles and held public hearings when large sums were already invested in the plan. The advocate planner moves into the community. He helps clarify neighborhood needs and ideas and puts them into professional form; he offers plans instead of protests. Advocacy planning and local pressures, in New York and elsewhere, are succeeding in opening the ear and eye of government to the community.

What can happen, however, is that this planning approach, so full of hope, may itself be susceptible to the ills of the ghetto. It runs a real danger of confusion and perversion by the proponents of black power. This does not mean that it cannot work. But there is a growing question of whether the objectives and methods of advocacy planning will be subverted into just another home-rule device of black nationalism, or if the movement will be permitted to carry out its essential aims.

There is also the matter of whether the client—the community—can apply the expertise of the objective professional to its problems. As in parts of the poverty program, it could become a disastrous amateur take-over.

Shortage of Negro Talent

With the rejection of white architects and planners, the problem also arises of how the huge vacuum of professional talent needed for planning in the nation's ghettos can be filled. The Negro planner is in very short supply. Even the number of white planners fails to meet demand. It is a particular, tragic distortion of our times to feel that only the Negro can do the job.

There are other disquieting questions. Will advocacy planning turn into do-it-yourself without a dialogue between community and city? Will it be real democracy at work, or will it signal a breakdown of the democratic process by ignoring local government and collaborative planning at City Hall? If it breaks with the city, how will it substitute for the city's funds and resources?

The rational answer is cooperation through the city's established structure, but the ghettos are in no mood for rational answers. One of the most promising and provocative new weapons in the fight for our cities and society hangs in the balance.

ADA LOUISE HUXTABLE is architecture critic of The Times.

HARLEM NEWS

PUBLISHED BY THE
ARCHITECTS' RENEWAL COMMITTEE IN HARLEM

VOLUME 1 NUMBER 2
OCTOBER, 1967

SCHOOL STRIKE: Official Union Position

The Board of Education has failed the citizens of New York. In its contract talks with the United Federation of Teachers (UFT), it has also failed the teachers and the children. Before the opening of school, UFT received an offer from the Board of Education which dealt almost completely with salaries and fringe benefits. Teachers could not accept such an offer, for in accepting such a proposal, they would have given up their right to bargain on school improvements that are so badly needed in our decaying school system.

Teachers know the many problems that our school system faces. They have been frustrated many times by the Board of Education's bureaucracy on vital improvements that would make our schools better.

To teachers, September 11th was an important day. It was the day that teachers stayed out of school after receiving the highest salary offer that they had ever received in one contract. It was a day that should also have held great significance to the citizens of New York. Teachers, on that day, proved that they were willing to lose $40 to $50 a day to fight for an improved school system and for conditions under which they could do a better job. For 14 days, teachers battled the Board of Education bureaucracy.

Teachers won a victory, but only a partial one. Frankly, they were unable to solve all of the problems of the school system in one contract. They did, however, achieve certain key improvements. Maximum class size in the high schools was reduced from 36 to 34. Maximum class size in junior high schools in economically deprived areas was reduced from 33 to 30, and maximum class size in elementary schools was lowered from 33 to 32. Teachers and parents remember when 45 students in a high school class was not unusual. Now the limit is 34. This overall improvement is a direct result of the UFT's commitment to better education.

The UFT has fought continually FOR parent involvement in the schools. The UFT seeks cooperation with parent and community groups. Unfortunately, some groups in various communities do not realize that the real roadblock to improving the education of children is not the teacher, but the Board of Education. In the new contract, teachers fought for, and won, parent participation in the disruptive child procedures, over the violent objections of the Board of Education. Teachers have fought for, and won, parent participation in new program experimentation on such projects as the More Effective Schools plan. Never before in the history of this country has any teachers' organization fought, and won a battle for, parent, as well as teacher, participation in the schools.

Everyone is familiar with the fact that large numbers of substitutes work in underprivileged area schools. Everyone recognizes that there are too many substitutes

(continued on page 2, column 5)

Dave Spencer of the I.S. 201 Planning Board talks with reporters and neighborhood residents during recent teachers' strike.

SCHOOL STRIKE: Black Teachers' Group Opposes Union

The African-American Teachers Association opposed the strike called by the United Federation of Teachers (U.F.T.) as we have opposed other policies and positions of the U.F.T. in the past.

Our opposition came as a direct result of the Union's not being responsive to the needs and wants of the Black and Puerto Rican communities. We felt that the "disruptive pupil proposal," which would give teachers the power to suspend students, was racist, divisive, and not in accordance with enlightened teaching. The United Federation of Teachers did not address itself to the causes but rather to the symptoms of the problem. There was no proposal to "get rid of" the disruptive, incompetent, bigoted teachers who are committing mental genocide on hundreds of thousands of Black and Puerto Rican children. Rather, these bigoted teachers were going to be given "potice powers" to suspend our children. Albert Shanker, President of the Union, was and is playing a dangerous game.

In the New York Times Magazine dated Setpember 3, 1967, there is an article entitled, "He Leads His Teachers Up the Down Staircase." A. S. Raskin quotes Mr. Shanker on his method of teaching Black children at J-88-M. "Mr. Shanker would pose his examples to his class in such homely terms as these: If it takes 4 ounces of poison to kill a person, how many ounces would it take to kill your mother, your father, your sister, and your brother? 'It was the only way I could get them to learn; they (Black children) loved it,' stated Mr. Shanker."

I could not believe it. I asked Mr. Shanker had he been quoted correctly, and he told me that essentially the quote was correct and went on to give me additional examples of his racist method of teaching. I had to excuse myself. I was becoming physically ill. The important thing to remember is that Mr. Shanker represents the most liberal, enlightened segment of the United Federation of Teachers. He occupies a high position in the Liberal Party. He is a liberal, enlightened teacher. Save your children.

In 1963, prior to the first school boycott for quality-integrated education, I went before the Administrative Committee of the Union and requested that the Union sanction the principle of the school boycott. I was sharply criticized by those distinguished white gentlemen of labor, and Mr. Shanker made the motion to table the issue--thereby killing any action on the school boycott. You can imagine how amazed I was to hear that darling of labor, Mr. Bayard Rustin, imply that the Union supported the concept of quality-integrated education for Black children!

The Union has also opposed the rotation of experienced teachers into the Black and Puerto Rican communities.

At I.S. 201, the parents had essentially won the right to name their principal. The U.F.T. defeated them; yet, the Union supported the white parents of District Three who wanted and won the right to name their district superintendent. Mr. Shanker's position seems to be--Power is for white folks only.

The U.F.T. is constantly asking for a decrease in class sizes, increases in the number of preparation periods, and a decrease in the number of teaching periods--all noble goals. However, when we create hundreds of new positions in all of the schools within this city, the "white" schools will recruit most of the best teachers --BLACK and white--for their schools, creating a further schortage of teachers in our schools, robbing our schools of our small number of experienced

(continued on page 2, column 5)

SCHOOL STRIKE: A Parent's View

More and more, we people of Harlem are showing others that we are a let-us-do-it-ourselves community.

To be able to do things for oneself, one's family, one's neighbor, one's community is to find and have power. If it be a black community, then it be black power. The power of blackness is in its unity. When others speak about the Black and Puerto Rican community, they say why don't they help themselves We can help ourselves to what is rightfully ours.

We the parents in the community are trying to help ourselves by fighting for change in a white power-structured Board of Non-Education for Black and Puerto Rican youth. The I.S. 201 school complex has five Harlem schools, P.S. 68, P.S. 34, P.S. 124, P.S. 133 and I.S. 201, all working together to get what is rightfully ours - an education for our children, something we as Black folks and Puerto Ricans have not really been getting. Not when 89% of our children are below reading level and 75% of our high school youth are dropouts.

This spiral of non - education must be stopped. We of the I.S. 201 Planning Board ask all of the parents to come and get in on what is going on concerning our experimental program.

Stop in at 2 West 125th Street, the Planning Board Office, for information on what you can do to help. Or call us at 427-0516.

The I.S. 201 project is aimed at advancing community expression and confidence and at assuring accountability of our schools for their performance.

In response to the realities, we parents are in effect saying to all the powers that be that we must have a decisive vote in determining what happens in our schools. Direct community participation in the operation of the public schools is our right as Black and Puerto Rican people in this land, America. It is the Black and Puerto Rican community that is saying, "We will do it ourselves - now let us take on the responsibility, but with responsibility must come the powers." No game-playing, be for real, we say to the Board of Education and the United Federation of Teachers, for the Black and Puerto Rican community must - and will - see that our children get an education that will take them all the way in a white society that is refusing to see Black - especially poor Blacks and Puerto Ricans. The burden of responsibility is with us, the parents of the Black and Puerto Rican children.

Remember 89% are below reading level, 75% are high-school dropouts. Ask yourself why? Out of 830 principals, 4 are Black and none Puerto Rican; out of 1,000 assistant principals, 30 are Black or Puerto Rican. Why? Why? Why? Is it because we don't have qualified people? I can't believe we don't have. Then is it a question of white unity? If so, then why not some Black and Puerto Rican unity so we can really make changes.

All I can say to the Black and Puerto Rican community is, "let's go go, baby."

by Dave Spencer

HARLEM NEWS

published by

the Architects' Renewal Committee in Harlem (ARCH)
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J. Max Bond, Publisher

a new monthly paper on community development issues in Harlem and New York City. You and your organization are invited to use this paper to publish your ideas.

The opinions published in these pages are not necessarily those of the publisher.

From the Publisher

The Senate has finally appropriated some money for Rent Supplements and Model Cities. The House is reconsidering Rat Extermination. Are these signs that a "cool fall" is going to follow the "long hot summer?"

We wonder.

Lately, we've heard of a number of proposals aimed at getting Big Business involved in the potentially big business of rebuilding slums.

Rebuilding by whom and for whom?

* Rent Supplements are desperately needed in Harlem if people are to afford new and rehabilitated housing. However, the Senate has included with its appropriation a provision which may require non-profit housing sponsors to put up 5% of the cost of a project in cash. This requirement would prevent many community-based groups from using the rent supplement program and help keep control of ghetto housing where it has always been — outside.

* Will proposed incentives to business to invest in slums benefit indigenous businessmen and residents? Or will they just offer a few physical improvements and some token jobs in exchange for subsidized profits and continued colonialism?

It seems to us that the key issue in housing, in the economic development of our communities, in planning our neighborhoods and in educating our children is not simply what decisions are made but who makes them. It is not simply what programs are adopted but who carries them out.

Harlem must evaluate all proposals by government agencies -- for Model Cities, for Urban Renewal, for schools, for social services, for recreation — in terms of the opportunities they provide, or fail to provide, for local control.

This issue of Harlem News has a story on a group (the Community Association of the East Harlem Triangle) that took on the City and won control over the Urban Renewal project in its neighborhood and of another, the I.S. 201 Coordinating Committee, that has shown the way to local control of the schools. There are some failures, too. The story of Milbank-Frawley Circle is a story of a lost opportunity (well, lost unless project area residents move quickly anyway) to run a major housing program the way the community would like, instead of the way the City wants.

Perhaps the lesson to be learned is that until Harlem stands together, the City — or some other outside force -- will always make the policy decisions. And as long as the City always has the initiative and Harlem must always respond after the real decisions are made, there will be no real change.

It is time for Harlem to make its own master plans for housing, schools and services — and let the City know when and where work must start.

ARCH is three years old this month.

It was founded in October of 1964 to provide free technical services to Harlem groups working on community renewal projects. Since that time, ARCH has been involved in a number of different programs:

-- helping community groups to sponsor government-financed rehabilitation or new construction.

-- developing an alternate urban renewal plan with the West Harlem Community Organization.

-- advising other neighborhood renewal councils.

-- organizing volunteer architects and lawyers for Article 7A rent strike cases.

-- providing information on government policies and plans which affect the Harlem community.

-- publishing handbooks on tenant-landlord law, welfare regulations, various government programs, and rehabilitation.

-- developing a neighborhood planning/action curriculum for eighth grade social studies students.

Much has happened in three years. Harlem is now, more than ever, a community bent on self-determination -- strong in its demand for control of policy and programs. ARCH's services can support this demand by supplying information and professional assistance to community development projects. We are ready and anxious to help.

Harlem Voices

The Long Hot Summer

by Leonard Clay

The white man's long hot summer is over. As far as White America is concerned, it always ends about the first of September. Right after the Labor Day weekend if you will. The Black man's long hot summer is not over. How could it be? Our long hot summer is over when our oppression is over.

In many ways, the Black man is most unique. We are the only group of people I have ever heard of that tried to have a nonviolent revolution. We are also the only group of people I have ever heard of who are supposed to be having a revolution which begins some time in June and ends right after Labor Day. Can you imagine George Washington and them Founding Fathers having a nonviolent three-month revolution? Neither can I.

But the brother is learning. We have begun to meet some violence with some more violence. White violence means Black violence. White nonviolence means Black nonviolence. In other words we have now decided it is necessary to protect both ourselves and our community.

But the Black man is still unique in that he insists upon making White America uncomfortable only in the summer. I can't really understand why white people should be uncomfortable only in the summer if I, a Black man, am to be uncomfortable year round.

Who the hell ever heard of a part time revolution? A summer revolution? How can we win our liberation by working three months out of the year, when Whitey makes a year-round project out of trying to keep us shuffling? Get it together. A part time summer skirmish is not the thing which is going to liberate the Black masses.

I don't really care just what the brothers and sisters do in order to get this revolution together. I agree with Malcolm X when he says, "By any means necessary." But please, brothers: If you are going to do a thing, would you please do it year round?

A Black World

by Sandra Carson

This world is not a black world and therefore it is a world full of secret griefs and sufferings for the blacks in it, especially for the black children. Ask them sometime what they want to be or what they want from life. I did the other day. I asked a little six year-old girl what she wanted most in the world. She told me she wanted her mother to stay home with her and her father to get off the welfare so he would get a decent job and they wouldn't be all the time fighting and drinking and yelling at her and her sisters. She didn't ask to be a nurse or a psychiatrist or a doctor or atomic scientist like the white kids might have, or for wealth. She only wanted the basics. The basics the world never gave to the blacks. Basics we always lacked because at first we were slaves with no freedoms. and now we are second class citizens with freedoms but no assurance we can really use them, so we are even more so slaves of society and its whims. And the children growing up in this era can feel this, and they are sad because other kids can look up to their parents while they see their parents bowing and serving the white man. Their shame is two-fold because they know the world is seeing this at the same time as they are. Many of them are wishing this were a black world. Many of them will try to change this into a black world, a total black world so that their children will not suffer the same shame.

So white man, listen, take heed, don't trample the black children. They are the black future and a violent one at that.

To the Editor

The August issue of Harlem News carried an article on the West 114th Street rehabilitation project. I would like to respond to several of the points raised.

First and most importantly: no tenant in the 114th Street project is paying $125 a month in rent. The highest rent for an apartment in the project will be $112 monthly for a five-bedroom unit, including gas. More usual is a range of $86 to $96 monthly for a two-bedroom unit.

Secondly, I consider the report of a woman's son falling into the next apartment ridiculous. The walls in the units on 114th Street are made of gypsum board and while, with effort, a strong man might be able to smash his fist through them, I seriously question the truth of the story reported.

Thirdly, I know of no family in the project being moved more than twice during the rehabilitation process. This was done in order to speed up the project for everyone on the block. If we had not allowed more than one move per household, the entire rehabilitation process would have been delayed.

So far as complaints about room size go, I am certainly willing to admit that the finished apartments are not ideal in every respect. Rehabilitation does not permit the same freedom as new construction: one is forced to work with an existing structure which has built-in limitations, and, of course, there are restrictions on cost. However, we hope that the rehabilitated apartments are improvements over what existed before.

I am also quite willing to agree that the three-year rent subsidy presents some problems. However, although the tenants eligible for the subsidy are already paying less than full rent, the official three-year period for the subsidy does not begin until the entire project is completed. Therefore, tenants will benefit from the subsidy for a period longer than three years. Hopefully, at the end of that time, other funds can be found to continue the rent supplement.

Robert T. Dormer
Community Improvement Corporation of Manhattan

Union Position

(continued from page 1, column 1)

in our school system. Under the new UFT contract, this category will be abolished. There will be no more substitute teacher licenses, and if the Board of Education does not live up to this, there is a severe financial penalty imposed by the contract. Within two years, your child will be taught only by regular teachers.

In the past, there were no provisions for on-the-job training for new teachers, but in the new UFT contract, new teachers will observe more experienced teachers, and will receive on-the-job training.

The UFT has fought for the teaching of Negro and Puerto Rican history and literature, and although there is no specific mandate in the contract for this, the UFT intends to pursue this matter in its monthly consultations with the Board of Education. We are confident that in the elementary schools we will win such a program shortly.

These are some of the breakthroughs that we have achieved that affect the community most strongly. While we feel these are important advances, we do not believe that this is the end of the struggle for a better school system. We are convinced that unity between teachers and parents can do much more to improve the educational process. The UFT earnestly seeks such cooperation. The Board of Education cannot resist the combined power of teachers and parents. Teachers and parents must work together for better schools!

by Daniel Saunders

Black Teachers

(continued from page 1, column 1)

teachers, and re-staffing our schools with graduates of the "Instant" teacher programs.

We have thousands of Black males, educated as teachers in the South, who have been told their education was inferior, that they are inferior; they seek refuge in the Children's Care Centers of this and other cities, working for the Department of Social Services, etc. This is an absolute waste of Black talent--beautiful Black men underemployed because the system wants it so.

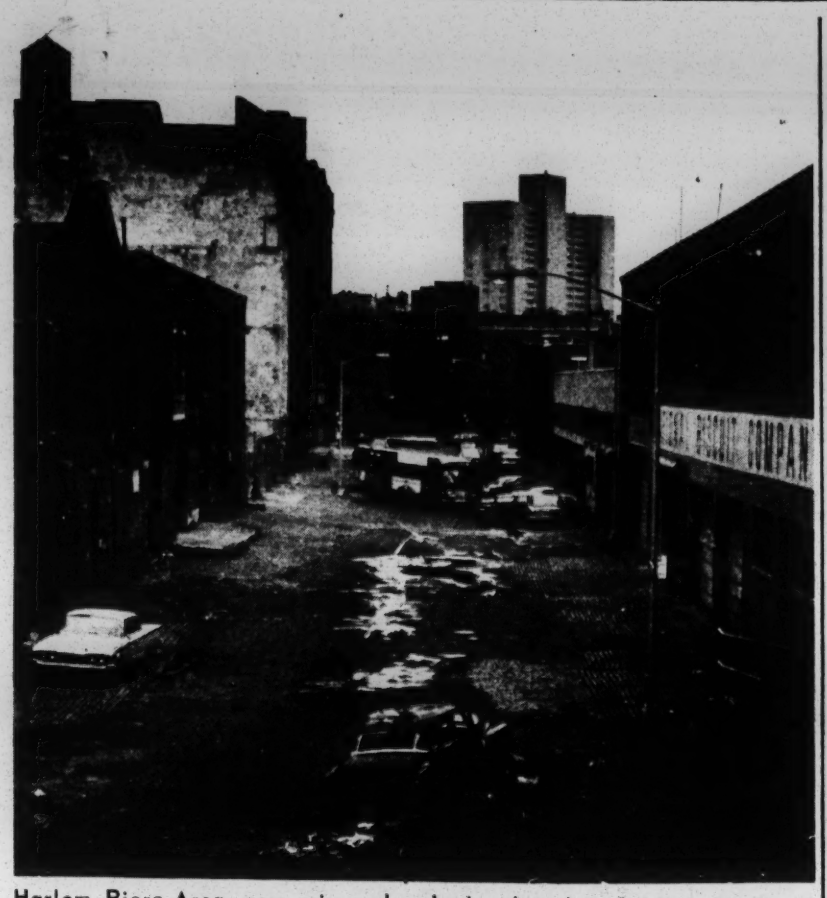
I will soon present a proposal to recruit these Black men for the elementary schools of the Black and Puerto Rican communities. We, the African-American Teachers Association, will issue a call for all Black teachers to seek transfers into the Black communities to become responsible for the education of Black children.

We must insist that the control of the schools be in the hands of the local community. Our children are now being programmed for failure. We can program our children for success, but most essential is this--THAT WE BECOME THE PROGRAMMERS. We cannot abdicate that responsibility to the Board of Education or the United Federation of Teachers. We must save our children!

by Luther W. Seabrook

Erratum in the article called "Rent Strikes Get Repairs," which appeared in the August issue of Harlem News: The statement regarding legal assistance should not have appeared.

--Ed.



Harlem Piers Area, now grim and underdeveloped, could be revitalized with jobs and low-rent housing for Harlem residents.

Columbia Plans Grab of Harlem Piers Area

Columbia University, which has been buying up land on Morningside Heights for years, is now proposing to invest $175 million dollars in the development of the Harlem Piers Area.

The Columbia plan calls for the construction of a platform three stories high, covering the entire area from 125th to 137th Street, from the riverside viaduct to the elevated subway. The platform will provide 3 million square feet of industrial space. On top of the platform, six 42-story circular apartment towers are planned, as well as two large office-laboratory buildings - one on 125th Street, the other running from 130th to 135th on Broadway.

The industries presently on the site - the bus terminal, taxi garages, etc. - are to be relocated in the platform. It is hoped that new industries will rent space there also and that the rents will not only pay for the construction of the platform but will also help to lower the cost of the apartment towers.

Columbia has included a scheme for the development of the riverfront area as a park.

The plan does show some imagination. It makes good use of the natural site; the housing is convenient to transportation and has a good view of the river; the waterfront is slated for development as a recreation area, with space for large facilities such as ball fields; expansion of industry (and thus jobs) is encouraged.

COMMUNITY NOT CONSULTED ON PLAN

However, like most of Columbia's development schemes, this plan was drawn up without consulting any of the groups in the surrounding community, all of which have a vital interest in how the Piers Area is developed.

The Morningside Renewal Council long ago designated the Piers Area as relocation for those who will inevitably be forced out of the Heights by urban renewal. Although the Columbia plan does call for some low and moderate-rent units, as well as luxury apartments, it is still unlikely that many families from the area could hope to be housed there. If Columbia adopts its usual policy in buildings it controls, then only Columbia faculty and personnel will be accepted as tenants anyway.

The plan calls for the development of a park, but there are no guarantees that it will be open at any time to anyone who wants to use it. (Columbia has already taken over part of Morningside Park and restricted its use by Harlem residents.)

Columbia has called for new industries on the site, but there are no guarantees that these will be firms that would use and upgrade the skills of people in the Harlem area.

The development of the Piers Area should be used to create jobs and housing for area residents, to stimulate economic improvements throughout Harlem; is this a goal of the Columbia plan?

Private conversations with staff members of the Housing and Redevelopment Board (HRB) suggest that the HRB is favorable to Columbia's plan. However, at present the HRB is applying for funds to study the feasibility of urban renewal in the area, and so cannot act officially on the Columbia plan.

Unless the community demands a voice in the development of this important area - one of the few pieces of land still available for jobs and low-income housing - it will go by default to the large institutions on the Heights.

To help prevent this, Pleasant Homes, a cooperative apartment building adjacent to 125th Street, is calling a meeting of community leaders on Wednesday night, October 25th in the Board Room of Pleasant Homes at 552 Riverside Drive. At that time, various plans for the Piers Area will be discussed and an action strategy decided upon.

Columbia has already taken over too much of Harlem for its own purposes. Let's make sure it doesn't happen again.

by Walter South

City Actions Planned For Milbank

On September 21, 1967, the City submitted to the Board of Estimate a list of sites in the Milbank-Frawley Circle area and a plan for action. Following are the sites approved by the Board and the uses which are proposed for them.

Clearance and redevelopment for low-income housing:

Site 2 - 23 West 116th Street (old P.S. 184)

Site 3 - 55-57 East 115th Street

Site 4 - 4, 6, 8 East 112th Street

Site 6 - 33 through 39 and 65 West 118th Street

Site 7A and 7B - part of Taft Houses site

Site 8 - part of Foster Houses site

Site 9 - 71 East 119th St., 60 through 66 East 120th St.; P. S. 103

Clearance and redevelopment for moderate-income housing:

Site 1 - City-owned school playground on west side of Fifth, 117th to 118th

Site 10 - vacant lot on east side of 122nd Street, between Madison and Park

Site 11 - 4 through 20 East 117th Street

Site 13 - 60 through 66 East 118th Street

Clearance and redevelopment for community facilities:

Site 12 - 11-13 East 118th Street

Site 20C - 30 through 60 West 117th Street

Rehabilitation of low or moderate-income housing:

Site 14A - 8 through 56 West 111th Street

Site 15B - 4 through 24 West 117th Street

Site 17D - 6 through 34 East 119th Street

Site 18E - 18 through 22 East 118th Street

Site 19F - 1869 and 1881 Madison Avenue; 55 through 79 East 121st Street; 1748 through 1754 Park Avenue; 50 through 78 East 122nd Street

Site 5 - 3 through 21 East 117th Street; 10 through 16 East 118th Street

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WHO PARTICIPATES IN MILBANK-FRAWLEY CIRCLE?

The Milbank-Frawley Circle area was designated for urban renewal by the City in November, 1966. Urban Renewal for Milbank-Frawley Circle can mean improved housing through rehabilitation and new construction, and jobs for the unemployed and underemployed in the area. It can also mean very high rents, tenants being forced out of the area and no jobs for community people.

The one tool the community has to fight with is the Milbank-Frawley Circle Housing Council. Through this, the community can demand rents that the people can afford and jobs for community residents.

The City's application for the Milbank-Frawley Circle urban renewal area has been approved by the Department of Housing and Urban Development (HUD). The City now has $945,000 for planning the area. They will contract with their own consultants to plan for Milbank-Frawley Circle. They say the planning stage will only take about nine months. Already plans are being made for the area. Some of the things being considered for Milbank are a multi-service center, a teacher training institution, a para-medical college and the expansion of hospitals.

Unless the community pulls together, stops fighting among themselves and demands the rights of all communities to participate in the planning of their area, the City will make all of the decisions.

WHAT OTHER RENEWAL AREAS HAVE

In the East Harlem Triangle area, the community demanded monies to do their own planning. The City gave the community a contract to coordinate planning for the area and let them pick their own consultants. (See story on page 4.)

In the Morningside area, the community demanded and got from the City the money for an office, a community organizer and $10,000 to hire their own planner. His job is to see that the plan the City is drawing up for the area is in line with what the community wants.

Milbank has none of these things and will not have them unless the community unites to demand them. The City would like to see the community involved in internal fighting. Then they can step in and do what they want. They can say to HUD that they gave the community the opportunity to participate in the planning, but they spent most of their time fighting among themselves.

The only way Milbank-Frawley Circle will have maximum community participation is by showing the City officials that they are united in their demands for a bet-

by Leroy Washington

Harlem CORE Fights For Separate School System

On June 9, Roy Innis and Victor Solomon of Harlem CORE spoke before the State Constitutional Convention Committee of the need for an independent school system for Harlem.

They proposed a change in the law which would allow Harlem to have its own Board of Education, with all the powers and responsibilities of the City-wide Board. One of the delegates present was apparently impressed by what was said and drafted a bill which would make this possible.

On August 25th, Innis and Solomon met with the State Commissioner of Education, James Allen, to talk about the bill. Commissioner Allen told the group that he was fully in favor of an Independent Harlem School System. Many other delegates to the convention also said that they supported the proposal.

However, when the Convention ended in the last week of September, the bill had not reached the floor for discussion. It had remained bottled up in the Rules Committee. Delegates to the Convention who had once been in favor of acting on the bill were saying in private that it was not a constitutional issue and should be left to the state legislature to decide.

KENNETH CLARK OPPOSES CORE PLAN

CORE officials claim that the major reason for this change of heart is the fact that Dr. Kenneth Clark is known to oppose the CORE plan — he sees it as a roadblock to the goal of integrated education. Dr. Clark's position as the only black man on New York's Board of Regents (which sets educational policy for the State) gives him a great deal of influence.

CORE officials maintain that efforts to achieve integration in the New York City schools have failed, and that the present school system does not work for black people. What is needed now, they say, is a push for quality education for black youth. For several reasons, they feel that a Harlem Board of Education is the only way to get this.

A Harlem Board, CORE claims, would not be an entrenched bureaucracy like the present Board and so would be open to new ideas and programs; it would not be dealing with two groups whose interests conflict; people from Harlem would not see it as an outside institution that does not have their best interests at heart, and so would be more willing to participate actively in building better schools.

Harlem CORE intends to continue its fight for an independent Harlem school system. It will bring the proposal to the Mayor's Task Force on Education and to the state legislature when it convenes in January. They ask Harlem residents to support their efforts by writing letters to the Mayor and to representatives in Albany, endorsing the proposal for a Harlem Board of Education — for better schools for Harlem youth.

TRIANGLE CITIZENS CONTRACT TO GUIDE URBAN RENEWAL

About October 1, a Feasibility Study will get under way in the area known as the East Harlem Triangle (east of Park Avenue, north of 125th Street). It will be administered directly by the Community Association of the East Harlem Triangle. Technically, this nine-month study will determine whether urban renewal is possible in the Triangle; practically, it is intended to produce at least the outline of the shape that renewal will take.

Thus ends six years of struggle and frustration. It was in June, 1961, that the New York City Planning Commission officially scheduled the area for study. The original idea was to change the Triangle from mixed land usage to complete industrial usage. Angry citizens protested this plan, and, as a result, the Planning Commission changed its proposal to include housing "on the periphery."

The Community Association of the East Harlem Triangle, which grew out of community feeling about the plan, began arguing with city agencies that if urban renewal was to be meaningful, it must focus on "human renewal." Studies done by the Association showed that the majority of Triangle residents could not be easily relocated. They were not only economically disadvantaged but also had a number of serious social problems. Many families had already been relocated as many as seven times for so-called "improvements" to the city.

Mrs. Alice Kornegay, President of the Community Association of the East Harlem Triangle, receives $164,000 Federal grant from Jason Nathan, Housing and Development Administrator, for study of redevelopment in the Triangle.

COMMUNITY GETS CITY TO CHANGE PLANS

From the beginning, the Association and its articulate President, Alice Kornegay, demanded that any studies done emphasize human needs and their potential solution. This was still a foreign idea to city planners. Gradually, however, agreement was reached on the outline of a "feasibility study" which would analyze the population in detail and result in specific proposals for the creation of job opportunities, decent housing and new community facilities.

This proposal was submitted to Washington and finally approved in 1964. A well-known sociologist was chosen by the City's Housing and Redevelopment Board to do the study. Almost two years passed in fruitless contract negotiations between the sociologist and the City. All this time, the community's physical condition deteriorated and morale declined.

Finally in the Spring of 1966, the Association demanded that contract negotiations either be completed or ended immediately. Since no agreement seemed possible, the Housing and Redevelopment Board asked the community for alternate proposals. "Why not let us do the study ourselves?" someone suggested, and the HRB quickly agreed - in principle.

Soon afterward there was a change in leadership at HRB and the promise to the community was reconsidered. "Don't try to do the study without us," Association representatives said, pointing out that people were so sick of being studied that they would probably refuse to cooperate if the Association did not support the feasibility study.

CITY GIVES CONTRACT TO COMMUNITY

The HRB then agreed to give the Association itself a contract to participate in the study, and to accept the Association's recommendations for "expert" consultants, provided they met the necessary qualifications. Two basic areas of responsiblity were spelled out:

First, the Association will provide the adminstration and coordination of the whole study. ARCH, which will do the physical studies, and Social Dynamics Corporation, which will do the socio-economic studies, will look to the Association to see that all parts of the study fit together and a unified plan results.

Second, the Association will be responsible for preparing the community for the study and for interpreting its findings and proposals to the community. As its corps of workers make contact with local residents, the Association will expand its referral services for those with problems and will help citizens in developing action programs.

The Federal Department of Housing and Urban Development agreed with this over-all outline and approved a grant of $164,598 in June, 1967.

How all this will work out in practice remains to be seen. But it is an exciting prospect. No other community group in the country has so much control over the urban renewal process in its area. As Jason Nathan, Housing and Development Administrator of New York City, recently said, "With this study the City will really be planning with the people. Their desire and perseverance helped secure the grant and they, through their role as coordinators, will be invoved with all the recommendations which grow out of the study."

by Melvin E. Schoonover

Attention fellow welfare recipients!

The Welfare Department is not giving school clothing money this year.

Don't let Welfare cheat you – our kids should be dressed decently and feel comfortable in school.

All over the City, welfare client groups are helping people get money for school clothing.

Go to the table in front of your welfare center for help, or call Beulah Sanders at:
The City-wide Coordinating Committee of Welfare Groups
514 West 126th Street Tel: 866-6217

We can help you get the money you need.

Read Before You Sign

CREDIT CAN CAUSE PROBLEMS

LENDING MONEY IS BIG BUSINESS. The wise consumer finds out how much interest he has to pay before he signs for a loan. (Interest is the extra amount you pay for the privilege of borrowing money or buying on installment.)

The popular saying is, "Sign right here." Many people end up being sorry they didn't read and get some information before they signed the contract.

Buying on the installment plan is one way to borrow money. Many people buy on the installment plan because it is the easiest and quickest way to get appliances, furniture, cars, etc. You would probably save money, however, if you shopped for credit like most women shop for a pair of shoes.

It is hard to find out how much you are actually paying when you buy on the installment plan. High interest rates are hidden in the monthly payments. Credit unions and banks usually offer the buyer better terms and fairer interest rates.

Take John Jones, a young married man who wants to buy some furniture. If he buys on the installment plan, he will pay $25 a month for 20 months for a living room set. He multiplies the amount of each monthly payment by the number of months he has to pay ($25 x 20 months). He finds the bill will be $500. Then he looks at the price tag on the living room set and sees that if he paid cash, the furniture would cost only $425. So John would be paying $75 more than the value of the furniture if he bought it on the installment plan.

John goes to a credit union to find out how much it will cost him to borrow the cash for the living room set. "That sounds great," John says. The next day he joined the credit union and borrowed the money to buy his furniture.

A credit union is a useful organization. Many churches, lodges, companies, housing and neighborhood groups join. There is a credit union you can join.

To find out more about this and other consumer information, contact the Harlem Consumer Education Council, 200 West 135th Street, AU 6-1100.

When you want to borrow money, check out your bank or the credit union to see how much interest you pay them compared with what you will pay on the installment plan. This may be stated in different ways. An automobile dealer may say, "You pay $7 per $100." That means that if you borrow $100, you pay the dealer an extra $7 or a total of $107; a bank may say, "You pay 6% interest per year on $100." 6% of $100 is $6. A small loan company might say, "You pay 2-1/2% interest per month." Since a loan will usually not be paid back for many months, the rate of interest will end up being much, much higher than 2-1/2%.

The person who values his dollars and checks all of these things first will not be cheated. The person who signs before he read will.

On Thursday and Friday, November 2nd and 3rd, the Consumers Assembly will meet in Washington, D.C. to discuss these and other problems such as drug and food prices and the mounting cost of car insurance. People from all over the country will be there. A group from Harlem is going; if you are interested in joining them (we hope you are), please call me at AU 6-1100 to make arrangements. The trip will cost $35, which includes round-trip fare to Washington, two lunches and one night's hotel.

by Florence Rice

A new law was recently passed by Congress - the Truth in Lending and Packaging Law - which says that people lending money must state their actual interest rate in a way that can be compared with the rates that others are charging. --Ed.

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WHERE DOES BLACK MONEY GO?

Local Contractors Fight to Survive

by Andrew Gainer

Black contractors in Harlem and other ghetto areas have to struggle just to survive. They don often get jobs from government agencies - or even from their own communities.

Yet these black businesses perform a very special function. A white firm will always hire a skilled man - black or white - but won't often take a chance on someone who is untrained; it is the black businesses that hire unskilled men. Government agencies should recognize this unique job training opportunity provided by black companies and offer them aid and assistance to train unskilled labor.

Government agencies should demand that government money in ghetto areas be used to assist ghetto companies to prepare local residents to become productive members of society. In this way, the maximum benefits from federal spending, would be guaranteed.

GOV'T. IGNORES LOCAL BUSINESS

Yet most government-financed programs aimed at changing conditions in the ghetto do NOT support ghetto businesses. You only have to look at the city records to see that three or four companies from outside the area reap all the benefits. The Welfare Department moving scandal and the Housing Authority painting scandal do not give us much reason to trust the "good faith" of government agencies that are supposed to be concerned with the ghetto communities. Even projects like the Emergency Repair Program, which specifically call for using local contractors, do not really do so.

The family of former Buildings Department head, Charles Moerdler, owns extensive properties in ghetto areas. After the newspapers exposed the many violations existing in the buildings, all contractors hired to do the repairs were non-black.

Members of our own community are guilty of the same lack of support of local businesses. Negro property-owners who have gotten government financing for renovation or repairs to their buildings feel no obligation to create opportunities for jobs and training by using ghetto businesses.

For example, The Brickwood Construction Co., a local black-owned business, received wide recognition for its well-done renovation job on the Apollo Theater. Yet a local, Negro-owned furniture store did not see fit to request a bid from Brickwood for some work they were having done.

Local churches and community groups have also been known to ignore local businessmen who are, in some cases, their own members. The numerous jobs created by changes in building code requirements are given to companies from outside the area with no black people on their payrolls. I do recognize the fact that some local groups want to support local business but cannot because they are funded by the anti-poverty program and must submit vouchers for purchases before they can receive money. They are unable to pay cash and are forced to give their business to firms that can afford to carry their credit for 60, 90 or 120 days. To remedy this deplorable state of affairs, government agencies should set up a revolving fund so that local groups can draw short-term money to make local purchases and repay the fund when their vouchers are reimbursed.

It is in the community's interest to support local contractors. By doing so, the buying power of the local contractor is increased, placing him in a position to demand a better price from his suppliers and so deliver at a lower cost. (I can verify the fact that there is a double price standard on supplies for black and white contractors: a black contractor, even when paying in cash, will be charged more for the same amount than a white contractor.)

HARLEM SHUNS ITS OWN BUSINESSMEN

Supporting local business helps the whole community become more economically sound, but our community does not seem willing to do this. Unless there is soon a new idea of the responsibility of the affluent toward the less fortunate in the community, the next revolution will be black against black.

The Presidents of our two local banks control real estate in Harlem, but do not give due consideration to local contractors -- even though they are well aware of our economic plight. Any local bank that asks for deposits under the banner of assisting the community economically and yet does not work hard at directing purchases and services to local business is guilty of deception.

Other banks with branches in the community use our savings to make loans and investments while at the same time they refuse mortgages to ghetto property-owners. I strongly recommend that community depositors line up and withdraw their savings from these banks -- this is the only way to change their attitude about their responsibilities to the Harlem community.

The institutions around us must also be made to see their responsibility. Columbia University agreed to use the services of Harlem businessmen. To date, they have not made good on this promise. Actually, I have done some jobs for Columbia, but I got them through the back door -- as a subcontractor to a local white company. (I thought when I left Florida that I wouldn't have to use the back door anymore.)

THANKS RIOTERS FOR CHANGE

But, there have been some changes in the last few years. We owe our thanks to the kids who riot. They've opened doors for businessmen that our civil rights leadership should have. The Urban League and the NAACP will picket for me in hotels and at lunch counters, even help me get a job -- but they'll do nothing about opening up business opportunities for our community.

Contrary to what is said in the press, the Negro does not want the white businessman to leave the ghetto areas. He only wishes the white merchant to move over and allow him to emerge.

The emerging Negro businessman will only find understanding and, in most cases, help, advice and assistance among the white businessmen. There is such a great degree of unawareness of business among his own people. I recall 15 years ago I was attempting to buy a truck. I needed a co-maker on my note. I could not get one person that knew me to offer me this help. A white merchant, Mr. Irving Gassman, heard of my plight and immediately went to the bank and signed for me. On several occasions when short-term money is needed to meet an emergency, I have turned to Mr. Gassman. Without this type of understanding and assistance, I would have been in real trouble.

We need to be surrounded by this type of business awareness in the community to help the Negro businessman to be a success.

It must be recognized that in the business world the Negro is an infant competing in a world of giants, but compete he must -- not only for his own success but because on his success hinges th future of American cities. Whatever is necessary for him to compete successfully, we are obligated to offer -- from financial and moral support to technical information and understanding.

Businessman's Harlem – white outpost in the black man's land.

BLACK $ $ $ POWER

Harlem Commonwealth Council Formed

by Roy Innis

One of the great needs of black people is for control of their own institutions. Along with education, the most crucial ones to capture are the economic institutions. I do not have to elaborate on the fact that business in Harlem is largely owned by whites: there are almost no black-owned businesses along the main street of commerce in Harlem. Many people talk about the need to build black businesses, some attempts have even been made - but all of them fall short of a concerted, coordinated effort.

What is needed is a central economic institution to coordinate planning and development in this area. It is with this thought that the Harlem Commonwealth Council has been put together.

Harlem Business Development Group Formed

HCC is a non-profit, tax exempt corporation funded with a demonstration grant from OEO and composed of young black cats, all active in the Harlem community. We represent a public-spirited, community-oriented kind of leadership that we hope is the wave of the future. Many have talked for years about black economic development; we are going to do something about it.

Following is a list of the members of the Harlem Commonwealth Council: Roy Innis, Chairman of Harlem CORE, is Executive Director; Isaiah Robinson of the Harlem Parents Committee is Chairman of the Board; Preston Wilcox, advisor to many Harlem groups, is Vice Chairman; Kenneth Marshall, formerly of Haryou and now Vice President of MARC, is Secretary / Treasurer. Other members of the Council are Kenneth Simmons, a member of the Board of ARCH; Marshall England, President of the Central Harlem Community Corporation; Billy Rolle of the United Block Association; and Arthur Hill, Deputy Inspector of the 28th Precinct.

Our intention is to make a thorough analysis of the Harlem economy to determine what exists now and what the potential for growth is. This research is being carried out by two teams of development economists - one at the New School for Social Research, the other at Columbia. The information gathered by them will be coordinated and analyzed by the Harlem Commonwealth Council, (HCC).

Based on this information, HCC will develop plans for bolstering existing businesses and creating new ones. In order to do this, it will be necessary to create a central investing agency, possibly in the form of a Small Business Investment Company (SBIC) or a Local Development Company. We will seek funds for this primarily from the black community by selling shares in the investment company in small blocks of from $5 to $25, so that the average Harlem citizen can participate. We count on larger chunks from other Harlem investors, but in no case will the control of the institution pass from

(Continued on page 2, column 4)

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J. Max Bond, Publisher

a new monthly paper on community development issues in Harlem and New York City. You and your organization are invited to use this paper to publish your ideas.

The opinions published in these pages are not necessarily those of the publisher.

Harlem: The Definition Of A Community

by John Henrik Clarke, Guest Editor

Harlem has been called the cultural and intellectual capital of the black race in the Western world. It has also been called other names less complimentary -- names like: "a cancer in the heart of a city" . . . and "a large-scale laboratory experiment in the race problem." Some of the most colorful and dynamic personalities in the Negro world have used Harlem as a platform and proving ground for their ideas and ambitions. The "Back to Africa' movement and the more vocal aspects of Black Nationalism find a greater acceptance in Harlem than in any other place. This cannot be understood without some knowledge of how and why Harlem came into being in the first place.

Sometime in 1626 when what is now New York City was a Dutch outpost called New Amsterdam, eleven Africans were imported and assigned quarters on the fringe of what is now The Bowery. These black laborers eventually built a wagon road to a place in the upper part of the settlement that the Dutch called "Haarlem." About 274 years passed before Harlem (now spelled with one "a") was changed into a Negro metropolis.

Eighteen years after their arrival, the eleven Africans petitioned the Dutch authorities, with the support of the rank and file colonists, and were finally granted their freedom. The liberated men, who now had wives, settled in a swamp, known today as Greenwich Village. They built this swamp into a prosperous community and attracted other settlers.

The peaceful relations between the Africans and the white settlers came to an end when the British gained control of New Amsterdam in 1664, and introduced chattel slavery.

In 1741, an African named Caesar led the first slave uprising in New York. In 1799, more than a half century before Lincoln's proclamation, a bill was passed in New York beginning the gradual emancipation of slaves.

The first independent act of these slaves after the end of slavery in the North was to break away from the Methodist Episcopal Church and start the African Methodist Episcopal Zion Church. After the Civil War, Negroes moved further uptown, but they were still a long way from Harlem.

The mass exodus and settlement of Negroes in Harlem started in 1900, after New York's fourth disastrous race riot. One of the spiritual leaders of the movement to Harlem was the Reverend Adam Clayton Powell, Sr., father of the Congressman. The Harlem they came to around 1900 was a cheerful neighborhood of broad streets, brownstone dwellings and large apartment houses. Thoroughbred horses were seen on Lenox Avenue and polo was actually being played at the Polo Grounds.

Bert Williams, the famous actor and comedian and Harry T. Burleigh, the composer, had moved to Harlem ahead of the mass movement. By 1910, the white residents of Harlem were in full flight.

The early Twenties was a time of great change and accomplishment in the Harlem community. It was the period when Harlem was literally "put on the map." Two events made this possible; a literary movement known as the Harlem Renaissance, and the arrival in Harlem of the magnetic and compelling personality, Marcus Aurelious Garvey.

In the years after the Second World War, Harlem became a community in decline. Many old residents, now successful enough to afford a better neighborhood, moved to Westchester, Long Island or Connecticut. The community leaders who had helped to make Harlem the cultural center of Black America had either died or moved away.

Harlem is not now a self-contained community. It is owned and controlled by outsiders. It is a black community with a white economic heartbeat. Of the major retail outlets, national chains and local merchants, only a handful are Negro-owned. In the raging battle for integration and equal job opportunities for Negroes, little is heard about the Negroes' long fight to gain control of their community. A system of pure economic colonialism exists in the Harlem community. This colonialism extends into politics, religion and every money-making endeavor that touches the life of a Harlem resident.

This kind of exploitation in Harlem, and in other black communities, has helped to produce a phenomenon called Black Nationalism. This phenomenon brings into focus the conflicts, frustrations and crises encountered by Harlem's inhabitants, both outside their immediate environment and among themselves.

Harlem is a six-square-mile area in Manhattan's geographical heart containing half of New York's million-plus Negroes. It is a microcosm of the Negro in the North. It is a community in transition, searching for its proper place in the Negro Revolution.

Reading Scores Show School Failure

On November 2nd, The New York Times published the scores for the reading comprehension tests given last April in the City's elementary, intermediate and junior high schools.

Out of the 38 Harlem elementary schools, 29 had second grade reading levels well below the national average.

Out of 38 Harlem elementary schools, 37 had fifth grade reading scores well below standard.

The situation was even worse in the intermediate and junior high schools.

Since the reported scores do not include Spanish-speaking children, things are even worse than the figures suggest.

Dr. Bernard Donovan, Superintendent of the City's schools, was asked why some schools in ghetto areas, such as P.S. 129 and P.S. 192 in Harlem had better scores than other ghetto schools. He is quoted as saying that the differences are due to the "creative leadership of the principal."

How is your child's principal doing?

CITY SEEKS HOUSING SPONSORS

In the middle of October, the New York City Housing and Development Administration published announcements in the newspapers inviting "qualified" community organizations to participate in the Model Cities Program as sponsors of new or rehabilitated housing.

The sites for this vest pocket housing have already been selected. In Harlem, they are all within the Milbank-Frawley Circle Urban Renewal area - a list appeared on page 3 of the October issue of Harlem News. The sites will provide a total of 1,080 units of low and moderate rent housing.

Control of housing and planning is crucial if there is to be change in the Harlem community. Token participation is not enough. Recognition by government agencies that community groups can own and manage their own buildings is well worth fighting for.

Any organization interested in acting as a sponsor for housing is asked to submit a letter to the Housing and Development Administration (Bureau of Project Development, Model Cities Program, 2 Lafayette St.) stating that they wish to do so. Letters must be signed by an officer of the organization and should include a statement giving the history and background of the group and mentioning its role and achievements in the community.

For some time now, ARCH has been helping groups interested in sponsoring housing construction and rehabilitation. We are anxious to give architectural and legal assistance to new groups.

If you would like information about the responsibilities of a sponsor, how the programs work, etc., please call us at 427-2450 or drop by the office at 306 Lenox Avenue, room 312 (corner 125th Street).

Board of Education Tests Ethnic Distance

Recently, the Board of Education developed a test which is supposed to measure something called "ethnic distance" among young children. The test was to be given to first, second and third grade classes. Some children who took the test told their parents about it. The parents objected so violently that the test has been dropped.

The manual describes the test as follows: "The scale is made up of a series of short stories which are read to the class by the teacher. Each story has a 'hero' or a 'villain'. After the teacher reads a story, the children indicate with a crayon X whether the hero (or villain) is white, Negro or Spanish speaking. They do this by marking a circle which means that the child in the story has (a) white skin; (b) black skin; (c) trouble speaking English." (Puerto Rican parents may not be pleased by the fact that the Board describes their children simply as "having trouble speaking English.")

The idea behind the test is that if the children are prejudiced they will see their own ethnic group as good, and either or both of the other two groups as bad. Following are some examples of the stories the children were given:

"Some children were playing ball in the school yard. One of the children missed the ball. The other children said, 'You're out.' The child who missed the ball said, 'I'm not out' and he began to call the other children bad names. Oh, what bad things that child said. Which child do you think called the other children bad names?"

"The teacher sent a child on an errand in the school. The child was walking down the hall and there, on the floor, was an envelope. There was money inside the envelope. There were some dollars and some quarters and some dimes. The child ran back to the teacher and gave her the money. 'You are an honest child,' said the teacher. 'I will find out whose money this is.' Which child do you think found the money?"

"The teacher sent another child on an errand and, sure enough, there was another envelope with money on the floor. The child looked around. No one was watching. The child decided to keep the money and not tell the teacher about finding it. Which child kept the money?"

According to the Board of Education's test manual, the purpose of this test is to help answer the following question: "Do six, seven and eight year old children demonstrate less prejudice when they are in an ethnically balanced classroom than when they are in an ethnically segregated classroom?"

After seeing the test, one can't help feeling that if the children were not prejudiced before the test, they would be afterwards.

ARCH TEST FOR PARENTS

One day some men at The Board of Education decided to test your children. They wanted to know about your children's 'ethnic distance.' Oh what bad stories those men wrote. Did the men have (a) white skin; (b) black skin; (c) trouble speaking English?

Harlem Commonwealth Council A Boost To Black Business !!

(Continued from page 1, column 4)

the hands of the small investor. Control-free funds will also be sought from private foundations. We have tentative commitments from industry for two types of financial support: "seed money" and low-interest loans. Again, control-free. If an SBIC is used as the financing instrument, capital will also be received from the federal government at the rate of $2 for each $1 we raise!

Seeks Ownership, Not Just Jobs

What makes the Harlem Commonwealth Council so different from other such efforts is that we are not trying just to create more jobs. We recognize that there are at least two factors in the production and creation of wealth - labor and capital. We feel that if black people take part in only one of these - labor - then there is no way to break the cycle of poverty. The rule here in America has been that whoever owns the instruments of capital receives the greatest share of the goods and services produced by them. So, if we intend to really gain, we must seek more than a job - we must seek ownership of the industries that provide the jobs.

Many of Harlem's men are potential successful entrepreneurs. They are familiar with the difficulty of getting even a small amount of capital for the expansion of a business or for starting a new one. They know the roadblocks that are thrown up by the various public agencies such as the Small Business Administration, and the private ones such as our banks (even those established for the purpose of aiding the small black businessman). I personally have had an experience with the Interracial Council for Business Opportunities; I took a group of Harlem businessmen to them for financial assistance. The group was interested in forming an association so they could conduct business in a more efficient manner. We never got that help - in fact, we didn't even get a reply until three months after our meeting; all this, after glowing promises from them.

HCC is designed to avoid this sort of thing. As soon as our investment fund is developed, we'll be able to shortcut many of these processes and see that people get help when they need it.

Another of the serious problems facing our businessmen is the inability to obtain certain business expertise. HCC also intends to provide help in this area. For every business we help or help set up, we will train managerial personnel. We will also maintain close ties with the organization after it gets off the ground so that we can give assistance with any problems that might crop up.

We fully intend to create the essential economic institution that Harlem so sorely needs - a source of ready investment capital. If you would like more information about HCC or if we can assist you in any way, please come by our office at 306 Lenox Avenue, Room 301, or call us at 876-5721. We do mean business!

Lindsay Panel Calls for Community Schools

The Mayor's special panel on school decentralization, headed by McGeorge Bundy of The Ford Foundation, has called for:

- The replacement or reorganization of The Board of Education.
- The establishment of 30 to 60 community school districts headed by an 11-man school board with broad powers. (Six members of the school board would be selected by parents, the other five by the Mayor.)
- Control by the community school boards over the selection of the school superintendent (who would serve under contract); recruitment and selection of staff; curriculum policy; zoning and pupil assignment; budget matters.

The Board of Education and the teachers' union will fight this proposal. If you want community-run schools, write to the Mayor and your representatives in the state legislature and demand control over the education of your child.

COOPERATION: IS 10

by Edna Rust and Luther Seabrook

Dr. Sidney Rosenberg, Superintendent of School District 6, and Dr. Roderick Loney, Chairman of the I.S. 10 Community Planning Committee, are both in agreement about the building of a community school.

In an unusual experiment, the Committee, made up of interested individuals and community groups from the district as well as the Board of Education, has charge of planning a community school, Intermediate School 10. I.S. 10 is being built at 148th Street and 7th Avenue and is scheduled to open in February of 1969. The intermediate school is a new idea in education. Children attend from the ages of 10 or 11 through 14, usually grades five through eight. For better educational results, there is an emphasis on "individualized" instruction, based on the needs of the students.

LOCAL GROUPS SHARE IN PLANNING NEW SCHOOL

Over 31 community organizations are represented on the Planning Committee. The working subcommittees are:

Curriculum, Scheduling and Articulation. This subcommittee has been charged with finding creative, meaningful, new approaches to education. It will also deal with the curriculum of the elementary schools feeding into I.S. 10.

Personnel, Staff Training and Development. This group will consider the criteria for selection of teachers and supervisors for I.S. 10 and draw up guidelines for orientation and continuous training for teachers and supervisors.

Parents and Community. They will make recommendations for effective involvement of the parents and community in the affairs of the school.

Special Services and Instructional Materials. This subcommittee will familiarize itself with new materials and concepts in education and make recommendations about what should be adopted.

Evaluation. This subcommittee will concern itself with the total educational program of the school.

The Committee is planning a program that will make use of the school building from 14 to 16 hours a day during the school week, with week-end educational and recreational programs also planned. Special emphasis is being given to space for community-involved programs and for innovative teaching devices and training.

The Committee has been meeting now for approximately 10 months and is moving on schedule. The Committee feels that with the interest and cooperation of everyone, I.S. 10 will offer an educational program of true excellence for the entire community. Although the primary function of the Community Planning Committee was the planning for I.S. 10, as a result of community requests the Committee has also involved itself in other educational problems in District 6.

DR. LONEY RESPONSIBLE FOR PROJECT'S SUCCESS

One of the major reasons for the success of the Committee has been its dynamic chairman, Dr. Roderick Loney, who is typical of the new young leaders of Harlem. Dr. Loney spent two years as Director of Education for Harlem Teams for Self-Help and is now Educational Director for Trade Union District 65. He has been very active in organizing efforts aimed at reaching those who are unskilled and uneducated. As chairman of the Planning Committee, he has professional educators, civil rights activists and other community people working together in a cooperative atmosphere to create a program of educational excellence for children.

DISTRICT SUPT. CITES COOPERATION

As Dr. Rosenberg, Superintendent of District 6, says, "With the community and the school working together for our children in this novel preparatory climate of sincere cooperation, we are confident that we may indeed be taking a giant step along the road to our goal of quality education for our children. We are indeed fortunate to have such a dedicated and dynamic chairman as Dr. Roderick Loney. We are also grateful at having so many distinguished members of educational, civic and community groups who so willingly give of their time and energy to the success of this endeavor."

TAKE-OVER: I S 201

by The I.S. 201 Planning Board

On Friday, November 10th, elections will be held for the Governing Board of The I.S. 201 Complex. The Board will be made up of 10 parents, 5 teachers, 5 community representatives and 1 supervisor, and will oversee staff, program and financial matters. Voting will take place from 9 A.M. to 9 P.M. in all five schools within The Complex – I.S. 201, P.S. 39, P.S. 24, P.S. 68, and P.S. 133.

– Ed.

The story of the Harlem School that today is called "I.S. 201" began in 1958 when the Board of Education announced plans to build a new Junior High School in Harlem to relieve overcrowded conditions. Harlem residents demanded that the Board of Education locate the school so that it would draw an integrated student body -- and thereby, hopefully offer black children a better quality of program and instruction than was being provided in segrated Junior High Schools in Harlem. In 1962, the Board and the Community finally agreed to build the school at 127th Street and Madison Avenue, with the assurance that the school would have an integrated student body and a superior program for its students.

In the fall of 1965, with the school building nearing completion, people in Harlem began to demand that the Board of Education make public exactly WHAT its program would be for the school and WHERE the students would come from. The Board of Education would only say, the program would be "SUPERIOR" and the student body "INTEGRATED". Many meetings were held with members of the Board of Education and Government Officials. Because demands were not met, the Harlem Community prevented the new school from opening in April, 1966 and for summer school in June. Finally, when a trip to see United States Commissioner of Education Howe in August, 1966 failed to force the Board of Education to make good its promises for quality integrated education, the Harlem Community demanded a voice in operating the school so that it would not be another inferior ghetto school. (90% of the children are now two to three years behind.)

PARENTS DEMAND A VOICE

For a week after school opened in September, 1966, a ten member Harlem Negotiating Committee and the Board of Education discussed how the school could be operated with "COMMUNITY PARTICIPATION." Children attended their old schools - I.S. 201 remained closed. Finally, an agreement was reached:

A male, Black or Puerto Rican Principal who was acceptable to both the Board and the community would replace Mr. Lisser, the then Principal. (Please note, there are only four Black female and no Puerto Rican Principals in the whole school system out of over 800 plus.)

A Governing Board of parents and community members would be elected to govern the school, jointly with the Board of Education.

This Agreement was announced to the Press.

The next day as the children went to the school for the first time, they found the teachers picketing on the outside. Teachers were supporting their white principal against Black and Puerto Rican parents. The same teachers who have never acted militantly on behalf of Black or Puerto Rican children. Later in the day, without even notifying the negotiating committee, Dr. Donovan reversed his agreement, reinstated Mr. Lisser as Principal and threw out the idea of a Governing Board of community people.

BOARD RENEGES ON AGREEMENT; PARENTS DEMONSTRATE

Many days of demonstrations followed. The fight to gain a voice for the Harlem Community was continued by the I.S. 201 Coordinating Committee, composed of the members of the Negotiating Committee plus other members of the Harlem community interested in working for a "community voice" at I.S. 201. Finally, in January, 1967, discussions began between the I.S. 201 Coordinating Committee, University professors, members of the Ford Foundation and officers of the Teachers Union. In April, an agreement was reached on a Governing Board of parents, teachers and community members to operate I.S. 201 and its four feeder elementary schools. The Ford Foundation promised planning money to enable the I.S. 201 Coordinating Committee to prepare for the election of the Governing Board. After many discussions with the Board of Education, approval for an "Experimental I.S. 201 Complex" was given by the Board of Education and in July, 1967, the Planning Grant was announced.

BOARD AGREES TO I.S. 201 "EXPERIMENT"

The I.S. 201 Coordinating Committee immediately set up a Planning Board composed of four parents and two teachers from each school, five Community Representatives, and a member of the Supervisory Staff. This 36 person Planning Board established committees to study the school program and began preparing for election of the Governing Board to be held soon after school opened. Unfortunately, the Teacher's Union struck. The Planning Board, feeling that the issues in the strike were against the best interests of Black and Puerto Rican children, urged teachers to remain in school and helped recruit community people to man the classrooms of teachers who were on strike. (Teachers who were striking for more power, not better education.) Planning for the election of the Governing Board came to a halt. Bitter feelings developed between the officers of the Teacher's Union and the Planning Board. Planning was set back several weeks.

PARENTS ELECT GOVERNING BOARD NOV. 10th

As the end of October nears, the Planning Board is moving into the final stages of electing a Governing Board. Parents are being registered for voting, teachers, parents and community members are participating in the Candidate Training Workshops to be eligible for election to the Governing Board; final preparations are being completed for the election of the Governing Board to be held on November 10th.

At the same time, these final days before the election of the Governing Board are difficult ones. The Teacher's Union is doing everything in its power, with all of its money, to destroy the I.S. 201 Complex. The Union wants teachers whose first loyalty is to them and not to a Black and a Puerto Rican community and its children. Because of destructive teacher activity in some schools - circulations of petitions AGAINST the Governing Board, intimidation of parents and general undermining of teacher-community cooperation, the election was postponed a week from November 3rd to November 10th.

EFFORTS TO UNDERCUT 201 BOARD

At the same time, certain self-styled "LEADERS" in our own community, jealous of anything new coming into Harlem that they don't control, have been working with the racist union officers to divide the community and destroy the Governing Board.

We believe that the Governing Board, composed of ten parents, five teachers, five community representatives and one supervisor will provide a voice for Black and Puerto Rican parents unequalled anywhere else in our country. This Governing Board will oversee the hiring of staff, program and curriculum policy, evaluation and fiscal matters. This means that for the first time, school professionals will be directly accountable to Black and Puerto Rican parents for the education of Black and Puerto Rican children. The Governing Board will make possible a great measure of control over public education by Black and Puerto Rican people.

I.S. 201 HOLDS HOPE FOR BLACK & PUERTO RICAN CHILDREN

We believe that the success of the Governing Board is a matter of life and/or death - the life or death of Black and Puerto Rican children. Not only in the five schools in the I.S. 201 Complex but all over our nation, Black and Spanish speaking people, poor and minority people are watching I.S. 201 with hope! Powerful oppressors are hopeful that the I.S. 201 Complex will fail. We must unite, stand together and work for the future. At stake are the lives of children all over the United States of America.

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Urban Renewal

ONWARD, METRO NORTH!

Lindsay Lethargy Blocks Local Efforts

Most people in the Metro North area (from 96th to 106th Street, from the River to Third Avenue) have lived there a long time. They can remember when it was a really nice community, with better housing and better schools. They know that it is the City's fault that the area has become what it has.

The City designated Metro North for public housing in 1953. The area had become overcrowded, however, and the City saw that relocating people would be a tremendous problem . . . so they tabled the project, without formally rejecting it. Landlords in the area used the City as an excuse to stop putting money into their buildings. Conditions grew increasingly worse and everyone who could, got out. Those who stayed decided that something had to be done.

In 1963, they formed the Metro North Citizens Committee. They soon joined forces with a group of social workers, businessmen and clergymen from the area- making it clear that the professionals were to act only as advisors, not as leaders. Under the banner of the Metro North Association, they organized as many people in Metro North as possible -- tenants, landlords, clergymen, businessmen, representatives of the institutions in the area.

Later the local Catholic and Protestant churches, Union Settlement and the Maremont Foundation formed a non-profit housing corporation to help the citizens carry out rehabilitation in old tenements.

They began a vigorous voter registration campaign to let their politicians and the people downtown know that Metro North was watching them. Then they used local political leaders to get to City Hall.

Mayor Wagner Gives Control To Metro-North

In April of 1964, Carlos Rios, assemblyman for the area at the time, arranged an appointment for the Metro North group with Mayor Wagner. The meeting was set for June. The group spent those six weeks, with the help of architect William Conklin, pulling their thoughts together into a renewal plan for the neighborhood. When they met with the Mayor, they asked two very important questions "Will you recognize the Metro North Association as the spokesman for the community?" "Will you agree that no city agency will plan anything for Metro North without our consultation and approval?"

The Mayor's answer to both these questions was yes.

People in Metro North feel there are several reasons why the Wagner Administration was willing to make this agreement with a community group: one is the fact that the City realized it was largely to blame for the conditions in Metro North. Also, the City could tell at the meeting that the Metro North Association did represent a cross-section of community interests.

Mayor Wagner moved on his agreement by instructing all his top agency men - those in housing, the Department of Welfare, the Board of Education, the Dept. of Parks, etc. - to deal directly with the Metro North Association. For three years, the City agencies and the Metro North community hashed out what could be done. This worked out well because it was coordinated - all of the agencies worked together and all worked with the community.

Church of The Resurrection stands as hope for a better Metro-North

Plans moved steadily, though slowly.

Trouble With Mayor Lindsay

Then in early January of 1966, the new mayor sent 3 of his commissioners to visit Metro North. He did not come himself. By this gesture, he showed his interest, but he did not give vigorous, coordinated support. People in Metro North are back where they began -- fighting their way to the top of each agency, trying to persuade them that physical renewal has got to be tied to programs directed at social needs. They complain bitterly of the complete lack of coordination between the Housing Development Administration and the Human Resources Administration. For example, a job program run successfully over the summer was not refunded this fall. "How can we improve housing and raise rents," people ask, "unless we also do something about raising incomes? The City refuses to see that programs like this are vital to our other efforts."

In addition to its problems with the City, Metro North is also caught up in East Harlem "poverty politics." The Committee of 19, which controls anti-poverty money for the area, has scuttled all but one of the Metro North programs. People from Metro North feel that this is because the Committee is dominated by the area's two large agencies, MEND and the East Harlem Tenants Council. They feel the Committee has turned its back on the smaller groups in the area and has lost touch with the people and their needs.

Unity In Metro-North Gets Things Done

In spite of these difficulties, the Metro North group continues its efforts to rebuild the community. Although city and local agencies present problems, Metro North itself remains united and because of that; it has managed to do more in its area than most other organizations in Harlem. A total of 1,066 new and rehabilitated apartments will be complete within a few years, including a new small public housing project planned by Metro North with the New York City Housing Authority; a narcotics rehabilitation center and a series of small parks are also definitely planned; a "humane" relocation program, supported by federal funds, has helped about 375 families move to new -- and better -- housing.

Metro North has gotten a lot done - with a minimum of internal fighting. People in the area point out two reasons why this is so. The Metro North Citizens Committee makes it a policy to remain self-supporting. Although many of the projects in the area do receive government funds, the overall organization is supported by the people themselves and so has not been destroyed by struggles over who gets what money. Secondly, there is no one leader in the Metro North area; according to the customs of the Metro North Association, anyone who wishes may develop and run his own program.

If more groups had the unity of the people in Metro North, Harlem would get much more in the way of power and money from government agencies and a lot fewer local political fights.

From Interviews With Mildred Ryan, Bob Montesi and Rev. Norman Eddy

Quotable Quote — from the New York Post, October 30, 1967. "The rift is widening between Negroes and Puerto Ricans who are vying for influence in the City's anti-poverty programs. The victims of rivalry are the poor."

IF YOU WORK FOR LOW WAGES,

The Welfare Dept. May Owe You Money!

EIGHT IN FAMILY — If there are EIGHT in your family and you take home $125 or less per week, after taxes, you may be entitled to a government check twice a month and money for clothing and furniture. If you take home $180 a week or less you are entitled to free medical and dental care and medicine.

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TWO IN FAMILY — If there are TWO in your family and you take home $55 or less per week, after taxes, you may be entitled to a government check twice a month, and money for clothing and furniture. If you take home $75 a week or less you are entitled to free medical and dental care and free medicine.

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Urban Renewal policy illogical?

Editor, The Daily Times,

I have just returned from a meeting of concerned citizens in the Urban Renewal Area of Gainesville. The area is probably not too unlike many other Renewal Areas across the country and the officials of Housing and Urban Development and Gainesville's Local Public Agency were most precise in defining policy as it related to the many questions that arose from "target area residents" who, not incidentally nor accidentally, are predominantly non-white.

The basic problem that is evident in the Gainesville situation is that Urban Renewal policy itself is illogical and reflects an almost astounding lack of understanding of human and economic conditions found in the Gainesville Renewal Area. I consider the coalition of local and federal employes who first adopted and/or approved the plan for the area to be the first villains to very gently insert the knife called "legal process" into the backs of residents of the area. Is it so important for Gainesville to have a beautiful city that it is willing to create human misery to accomplish it? How long are we going to continue to accept plans developed by white middle-class planners as being good for areas that most of them could really never know?

Consider the case of private homeowners in the area. Let's say that they are given $5,500 for their homes which admittedly are generally either dilapidated or deteriorating. I wonder if federal officials have ever considered:

The basic problem that is [illegible] Gainesville situation is that Urban Renewal policy itself is illogical and reflects an almost astounding lack of understanding of human and economic conditions found in the Gainesville Renewal Area. I consider the coalition of local and federal employes who first adopted and/or approved the plan for the area to be the first villains to very gently insert the knife called "legal process" into the backs of residents of the area. Is it so important for Gainesville to have a beautiful city that it is willing to create human misery to accomplish it? How long are we going to continue to accept plans developed by white middle-class planners as being good for areas that most of them could really never know?

Consider the case of private homeowners in the area. Let's say that they are given $5,500 for their homes which admittedly are generally either dilapidated or deteriorating. I wonder if federal officials have ever considered:

(1) Just where does a displaced Negro move to in a small southern town?

(2) How "fair" a market value is $5,500 when even the model home in the Renewal Area costs over $10,000.

(3) How displaced person feels when he sees his former home rented to someone else.

Of course, what we are really doing is forcing Negroes into public housing because when Urban Renewal finishes with them, they have no other choice, either economically or socially.

One might say that a homeowner does have legal recourse if he doesn't like the LPA's offer for his home, but, again, have federal officials ever considered:

(1) Just how many slum dwellers have a lawyer?

(2) How many would even know how to hire a lawyer?

(3) How deeply legal fees would cut into any potential monetary gains that might result from legal representation.

How about the chances of a person from the Renewal Area purchasing land back from the LPA. . .How many slum dwellers would or could go through this rather complicated process?

My personal feeling is that it is about time for us to admit that traditional programs have failed and start some that will solve human problems rather than creating a beautiful urban facade which covers misery and discontent.

For example, why couldn't we have a program that would go to the heart of the problems in our urban areas — families and homeowners.

I believe that we have been guilty of thinking and planning too big. Gainesville's problems (with a little federal grant and loan innovation) could be solved much better on a block-by-block basis with each housing unit being considered on an individual basis. I also believe that the Model Cities Program will not achieve much in Gainesville unless the focus is narrowed to families and to individual housing units.

Slum dwellers have a difficult enough time under existing conditions, and any action we take should be to help them rather than to make their (family) situation worse.

I'm afraid that our bureaucratic tradition has by means of policy stifled the very persons who, by reason of intellect and program-exposure, could change many of our programs which are sadly lacking of innovation and human understanding.

NAME WITHHELD
Gainesville

Other Voices

Urban

The Future of Man's Cities

Atl Const 11-17-68

Editor's note: Earl C. Moses III, an Atlantan and a specialist in community development, is studying city planning at Georgia Tech. He attended a seminar of interest to Georgians in Greece recently. This is his correspondence.

ATHENS—Here in a setting rich with memories of the glories of ancient Greece, and all that has meant to our modern Western Civilization, another Greek has come to speak to the world. His name: Constantinos Doxiadis. His subject: The future of man's cities or human settlements, as he calls them.

Mr. C. F. Palmer, the pioneer in U.S. Public Housing who is my grandfather, Arden Brey and I had the very great honor of unofficially representing Atlanta in an historic seminar given by Dr. Doxiadis July 22-26, 1968.

Last February Doxiadis visited Atlanta and, more specifically, the City Planning Program at Georgia Tech. He then gave a preview of his thoughts. But in this recent forum in Athens, Dr. Doxiadis revealed for the first time a synthesis of the laws of Ekistics (the science of human settlements). This may sound like sophisticated mumbo jumbo, but it is not. It is, instead the result of some of the first attempts to understand in a rational way the totality of the many and complicated forces and characteristics of man's cities or settlements.

Through a process of carefully analyzing the cities of the past in a most practical way, of defining scientifically rather than intuitively the basic needs and-or forces of man, nature, society, physical structures of cities, and networks of cities (e.g. transportation systems), and of continuously being open to question, evaluation, and reevaluation, Dr. Doxiadis begins to create a science or system of understanding which can act as a tool, in the reshaping of our cities for the good of all mankind.

Here is an important point. Contrary to the beliefs of many of Dr. Doxiadis' critics, he does not dogmatically offer a solution to urban chaos. To do so would be for one man to dictate.

Instead, Dioxiadis offers an approach which will yield the greatest number of reasonable alternatives—from which only the people and their elected representatives can choose. Only in this way, believes Dr. Doxiadis, will we ever be able to create urban places where man can be truly happy.

A much more detailed explanation of all this can be found in his book *Ekistics, An Introduction to the Science of Human Settlements*, Oxford. U. Press, New York.

After participating in nearly 25 hours of concentrated lecturing and sharp discussion and in countless hours of informal talks, after having private conversations in his home, and after hearing the evaluations of fellow conferees from a wide variety of professions and from all over the world, Mr. Palmer and I believe that the contribution of Constantinos A. Doxiadas to the history of man may be profoundly significant.

It would be reasonable to expect that Atlanta, which exhibits the first public housing done in the United States (Techwood Homes) and which today is one of the most exciting and progressive cities in the world, may eventually be influenced by the thoughts and works of Dr. Doxiadis.

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BRIDGING THE GAP FROM RHETORIC TO REALITY

THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION

BY SAMUEL KAPLAN

"Sure we can rebuild America," said the renewal administrator to the concerned and questioning representative of the League of Women Voters at one of those forums on the city-housing-jobs crisis. "Just give us the right of eminent domain, the power to ignore local zoning and unlimited financing."

Like every urban state, New York has been fighting a losing battle against decay. Its slums are spreading faster than its rate of new construction. Its old commercial cores can no longer compete with suburban shopping centers and are corroding. Its industry is fleeing to the countryside, leaving a potential work force in the cities on unemployment and welfare. It is a mess, as anyone can testify who has toured New York City's South Bronx, Harlem, Brownsville and Bedford Stuyvesant, Buffalo's downtown, Albany's backstreets and the mill towns of the Mohawk Valley.

Urban renewal at best has been an inadequate tool, trying to drain the floor of blight with an eyedropper, and at worst a quagmire, replacing neighborhoods with vacant lots and promises. According to a recent report, New York has 2,741 acres under urban renewal, of which 198 acres are completed projects, 280 acres are in advanced project stages, while the remaining 2,263 acres are in limbo, lacking feasible plans and viable sponsors. The state's renewal effort becomes even more frustrating when measured against the estimated 100,000 acres in substandard condition in and around the cities of New York.

Since it takes on the average 13 years to complete an urban renewal project in New York City and eight years upstate, it would take New York at its present pace about 350 years to eliminate its slums, assuming that their present festering is contained and that new housing starts keep up with demands of the state's burgeoning population. (Of course, both assumptions are optimistic fantasies, given the state of the cities and the economy today, and given the utter lack of a commitment to the housing problem by the federal government.)

New York's renewal experience is not unique. Every urban state is suffering. But the magnitude of New York's problem is such that its failure is more glaring, much to the consternation of Governor Rockefeller, who has prided himself in his administration's herculean rebuilding efforts. Establishing public benefit corporations to avoid bureaucratic pitfalls, and unleashing billions in bonds, the state of New York in the last ten years has built a vast higher education plant, rebuilt its mental health facilities and hospitals, extended its highways and is now tackling mass transportation and water pollution, following a 1967 public vote of confidence in the passage of a multibillion dollar bond package.

With these victories behind and bolstering him, and the chaos of the cities daily front page news, the governor waded into the urban renewal morass two years ago. Ignoring bureaucratic and political pressures to fatten up the lethargic State Division of Housing and Community Renewal, the governor again elected to seek the quasi-government form of the public benefit corporation to get the job done.

He also sought out Edward J. Logue, who has perhaps the best reputation in the nation as an urban administrator dedicated to getting a job done. Logue was then a part-time professor of public administration in Boston and a constant renewal consultant and critic, following an overwhelming rejection by voters in

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Mr. Kaplan, a new member of our Board of Contributors, is Director of Development of the New York City Educational Construction Fund and Lecturer at the School of Architecture of the City University of New York.

his 1967 bid for the Boston mayoralty. Logue built his national reputation while rebuilding New Haven and Boston; and he had previously toyed with the challenge of New York City when Mayor Lindsay offered him the job of Development Administrator in 1966—after Logue had given Lindsay a report outlining the position and what had to be done. When Lindsay failed to deliver the reforms Logue considered necessary (principally the subjection of the City Planning Commission to a new Development Administration), Logue declined the job. He had been quite excited by the prospect of tackling New York City. But Logue felt he needed some strong teeth to bite into the Big Apple.

Working as consultant to Governor Rockefeller, he translated the reforms he considered necessary into an outline of a new state corporation that embodied the fantasies of every renewal administrator in the U.S. The resulting legislative proposal called for a development corporation with vast powers which would allow it to condemn property, to plan new structures or even new cities, to build them if no one else would, to own them and lease or manage them, to receive tax exemptions and, if need be, to ignore local zoning and building codes. In addition, Logue recommended that this development corporation be given $5 million as a starter to cover operating costs, $35 million in "first instance" appropriations to cover planning and project costs prior to permanent financing, and a bond authorization of $1 billion! Two subsidiary sister agencies to the corporation were also proposed: a Corporation for Urban Development and Research, which would plan and initiate demonstration projects; and an Urban Development Guarantee Fund, which would get around some state charter problems in financing and would guarantee mortgage loans in project areas.

Reading more like the recommendations of an "urban workshop" than a serious legislative proposal (especially by a Republican administration), the proposal was greeted with gasps. Legislators, lobbyists and journalists in Albany gave it little chance of success, despite the governor's strong support. There was almost no area for compromise in Logue's package: the state administration held firm on the need of the corporation for absolute powers—particularly its option to ignore local zoning codes, an issue that rallied opponents from Montauk to Niagara Falls. Zoning is the bed rock on which home rule stands, and in New York, as in other states, home rule stands next to God. The package languished, collecting derisive remarks and dust.

On April 6, 1968, the Rev. Martin Luther King was assassinated in Memphis. Governor Rockefeller sent a special message to the Legislature two days later, urging passage of the urban development package—as a tribute and a memorial to the slain civil rights leader—and then flew to Atlanta to attend the funeral. During the afternoon of April 9, the day of the funeral, the proposal passed the Senate, but in the Assembly conservative upstate Republicans joined liberal New York City Democrats in their concern over home rule to defeat the package 85 to 48. Reacting strongly to the rebuff, after the funeral in Atlanta, the governor started making telephone calls, urging, cajoling and threatening legislators to reconsider the vote. Patronage and pet bills were dangled before Assemblymen in a dazzling display of political power by Rockefeller, and within seven hours 40 votes were turned. The package went back before the Assembly at 11:30 that night and was approved 86 to 45. The governor signed the proposal into law the following day, and the most potent government-created apparatus for tackling the problems of urban development was in business in New York State.

"Sure we can rehouse America," said the housing administrator to the angry representative of a community action committee at one of those housing workshops. "Just give us unlimited use of land writedown, interest and rent subsidies, and remove all restrictions from every housing program."

A year and a half has passed since the UDC became a legal entity and Ed Logue no longer slips into the governor's Manhattan office on West 55th Street off Fifth Avenue, but walks boldly into the corporation's modern offices two blocks south, where its executives share the tenth floor with the Ted Bates advertising agency. Following Logue and filling the offices have been many old friends and associates from the good old New Haven and Boston days, among them Robert M. Litke, New York City regional manager, and John Stainton, Rochester area regional manager. They and others have been attracted no doubt by the excitement that surrounds their 48-year-old boss, the autonomy and potential of the agency and, last but not least, the handsome salaries offered.

Parading less boldly into the offices have been mayors, renewal directors, planning commissioners, developers, real estate operators and a host of consultant planners and architects to get a piece of the action and perhaps find a taker for a parcel or a plan. Most of them have not been disappointed. The UDC staff, which has grown from 6 to 160, have reviewed almost every urban renewal project in the state for possible involvement by the corporation, while launching dozens of studies. But as the studies are bound and circulated, and the minutes of the last meeting typed and reviewed, it has become evident to observers and some staff members that the UDC is having problems bridging the gap from rhetoric to reality, particularly its promise to provide low- and moderate-income housing—the UDC's most important objective, according to Logue.

Though it can plan, build and manage any form of housing, it cannot finance subsidized housing, other than to provide short-term construction loans. For low-income housing, it must turn to the local housing authorities and work through their channels to the federal government, acting as any other turnkey developer, hat and plans in hand. To achieve moderate-income housing, it must act as a packager-developer on behalf of a local nonprofit sponsor in applying for FHA mortgages, an increasingly difficult road to travel.

Its position is somewhat better in undertaking middle-income housing, where its legislation directs it to work closely with the State Housing Finance Agency, which provides below market rate mortgages and has at its disposal a variety of rent subsidy tools. But the fact remains that though the UDC can be a constant prodder, especially when headed by Logue, it does not have the final review powers for its housing projects. It will perhaps be able to edge its way to the front of the mortgage commitment line, but nevertheless must stand outside the door while an agency that was bypassed when the UDC package was proposed (and whose staff members earn substantially less than UDC personnel in comparable positions) review their plans.

Architects working on housing studies for the UDC confide that they eventually expect a clash between the HFA and the UDC over design and project costs. Logue has always prided himself in being sensitive to design consideration and that somehow, someway, cost problems can be resolved. On the other hand, the HFA has adhered strictly to cost considerations, with design merely an afterthought. (Co-op City in the Bronx—see Jan./Feb.

'69, page 107—is perhaps the extreme example of the HFA's preoccupation with costs to the exclusion of design.) Architects who have submitted plans to the UDC find themselves caught between the challenge of good design called for by the UDC, and the knowledge—from past experience—of what the HFA will probably do to the drawings later. "The UDC is floating in the air right now. But I am afraid the balloon will burst as soon as HFA costs out the jobs," said one leading architect. "It is an odd situation when we, the architects, have to be constantly reminding the client of cost considerations, but we do."

Furthermore, the UDC does not have any funds for housing subsidies, which have, in these years of rising construction costs and community rejections of public housing, become the only way of squeezing some low- and moderate-income families into new housing and of keeping rents in a reasonable range. Here again the UDC must stand in line for the thimblefull of federal and state subsidies available.

Most constricting, perhaps, is the fact that the UDC also has no land writedown funds of its own, which is the essence of any urban renewal program. This means that the UDC cannot assemble land and, as a renewal agency can, sell or lease it for less than the cost of assemblage, including the purchase price, relocation and demolition, so the buyer or lessee can reduce the cost of development accordingly. Maximum allowable land costs for subsidized housing in cities almost mandates a land writedown. As a result, the UDC will almost always have to work through the local renewal agency in developing inner city sites for subsidized housing.

Though newspapers have labeled the UDC a "super-renewal agency," the lack of a land writedown actually reduces the role of the UDC in cities to that of a developer. But with a bushelful of planning money to seed projects; experienced staff to process papers for local renewal agencies and to move the projects through the bureaucracy; with the resources to build the projects, own them and manage or lease them; and with the option to ignore local building or zoning codes, the UDC is, in fact, a super-developer.

The immediate result has been that the UDC has become what can best be described as the developer-of-the-last resort. Renewal projects across the state that have been vacant lots for years, collecting garbage and defeating incumbents while awaiting a developer with cash in hand, are now being reviewed by the UDC. "There is no doubt about it," said a staff planner, "we are getting the dogs."

After a year of reviewing and negotiating, the UDC has agreements in principal with 11 cities to proceed on projects totaling $600 million in construction. The cities are Amsterdam, Binghamton, Buffalo, Ithaca, Newburgh, Ogdensburg, Ossining, Peekskill, Utica, Yonkers and New York City, which apparently has had some second thoughts after denouncing and almost defeating the UDC in the Legislature.

Most of the projects involve housing, with more than 20,000 units planned, 11,000 of them in New York City. The most ambitious of the projects is the development of the 147-acre Welfare Island, in New York City's East River (October issue), where a new community of 5,000 units of housing in a park setting has been designed by architects Philip Johnson and John Burgee. According to the UDC, its income range formula for almost all the housing is 70 per cent middle-income, 20 per cent low-income and 10 per cent elderly, though it is expected that some communities will suggest different breakdowns. Other projects include parking garages in Ithaca and Syracuse, some industrial and commercial facilities in Yonkers and in and around Buffalo, and recreation areas in New York City. The UDC also is studying and negotiating possible projects in 35 other localities.

The cities could not be more pleased. With a few exceptions, they have been pressed to find developers capable of carrying out the projects. The UDC holds the promise of transforming vacant lots into buildings. However, though not admitting it publicly, the UDC is worried about project feasibility. Its negotiations with the FHA and HFA to pick up the mortgages in all their residential projects is critical, and there are reports that all is not going well. The UDC has expended a good portion of its $35-million "first instance" appropriation on housing, and the only way it will get that money back is if the HFA and the FHA assume the permanent financing and allow the UDC a takeout. As already noted, the UDC can float notes or bonds for short-term financing, making it an excellent middleman for low-income turnkey housing, but the corporation will quickly "self-destruct" economically if it gets into permanent mortgaging for projects that must be subsidized. The UDC just is not geared up to be another housing finance agency.

To be sure, the UDC can permanently finance any type of structure, including schools, sewage plants, shopping centers, firehouses and factories, but it also will have to be assured that it can lease or sell the facility at a rate to meet its debt service on the cost of development and, hopefully, a little more to cover administrative expenses and the cost of those studies that undoubtedly will wash out. According to the legislation, the UDC must borrow its money in the private market, without pledging the full faith and credit of the state. The projects, therefore, must be designed to be financially self-liquidating. This means that a UDC project will have to be attractive enough for other developers to take over once the financing and red tape are resolved and, hopefully, before it goes into construction. Though its legislation allows it to, the UDC does not want to go into the construction business and certainly not into property management. This would tie up its capital and weaken its future bond position, while perplexing the local municipalities, which will not be able to collect full or perhaps even partial taxes on the projects since the UDC is tax exempt. The state has agreed to reimburse the localities for tax losses, but the issue of how much and for what would more than likely involve the UDC in a hornet's nest.

In essence, the UDC wants to become a packager-in-the-public-interest. It would like to limit its role to developing plans, arranging financing and then selling the "package" to a developer, whom it will oversee to assure that the project is carried out as agreed and as expeditiously as possible.

"We are in the position, we believe, to initiate sound development projects and take them to the point where the private sector can step in, take over and build and own them," Ed Logue has said. "If we can, in fact, deliver such packages, we will have enough takers to keep us from becoming a construction agency. The indications we have are that private equity and development capital will be available if we perform our catalytic role properly."

The test will come soon enough as the UDC's first plans become working drawings and its negotiations become contracts. The hope is that private developers will be attracted by various tax incentives written into the corporation's legislation, including tax abatement (with the state making up the difference to the local governments) and tax credits for the creation of new jobs. The UDC is also seek-

ing nonprofit sponsors capable of assuming its moderate-income projects.

Despite these problems, it is obvious that the UDC is performing an invaluable service, bailing out a number of floundering local renewal agencies and municipalities, while probably paying off some political debts incurred by the governor to obtain passage of the UDC legislation. Whatever the motivations—social, economic or political—the UDC as a developer-of-the-last-resort is filling a critical void in the urban renewal program. It is apparent that private developers are just not going to wade into the swampy waters of the cities without having someone else wade in first and cut a clear channel through the swamp. Civic associations and concerned community groups also need someone to hold their hands to lead them through the perplexing planning process.

With its seed money, selected financing, prestige and perserverance, the UDC provides a needed boost to cautious developers, do-gooders and municipalities, breathing some life into the state's urban renewal program; but the program is still weak and basically handicapped. As the UDC noted in one of its informational brochures, the total renewal effort in the state, since 1949, covers a little more than two and a half per cent of the estimated 100,000 acres in sub-standard condition.

The problem raised by the UDC's growing and deep involvement with urban renewal is that it will sap UDC's energies and finances and divert them from the task it is almost ideally set up for: the development of new towns and new projects outside the city. It has become apparent to the UDC through a study conducted for it by the Regional Plan Association, and various conferences, that the cities will never be able to rebuild themselves as they must as long as the constant growth of population presses upon them.

"I have put 15 years of my life into rebuilding two American cities, at least in part, and I know just as surely as I know the Old Howard is gone from Scollay Square that the cities—New Haven, Boston, New York—cannot solve this problem by themselves," said Ed Logue to a gathering of city-watchers. "It is time we understand that fact, controversial and difficult as it may be, and build our urban development policies around it."

A few weeks after his statement, the UDC announced plans for two new towns (September issue, page 32.) The first and most ambitious is the Amherst project, on the outskirts of Buffalo, where the State University has been planning a $650-million, 1,000-acre campus eventually to accommodate 50,000 students, faculty and administrative personnel, plus their families. It will be one of the largest university complexes in the world. The state has asked the UDC to integrate the proposed campus into a new town in the surrounding area that can support a population of 200,000 within 15 years and relate it economically, socially and esthetically to the neighboring and growing suburban communities. Beyond the physical plan, for which the British firm of Llewelyn-Davies, architects, has been hired, the UDC also will propose a method of financing and developing the new town. The approach of weaving planned government construction with private development into a new town fabric is unique to the United States, and it is noteworthy that the UDC is undertaking the weaver's job.

The second new community planned by the UDC lies 12 miles north of Syracuse in the town of Lysander. Here, the UDC has purchased, for $1.5 million, 2,100 acres of the old Baldwinsville Ordnance Depot, which was used for the manufacture of explosives in World War II and is now vacant except for the omnipresent abandoned automobiles. Preliminary plans developed by David A. Crane of Philadelphia call for an 800-acre industrial park and 4,600 units of mixed-type housing, with a town center and surrounding open and recreation space, to be constructed over a ten year period.

The tract and the plan are modest, but they do resolve some tricky political jurisdictional questions that could lead the way to similar developments elsewhere in the state. They also establish the precedent of the UDC competing with private developers for the purchase of tracts in the open market—and winning. But the proof of the pudding will come after the UDC completes its plans and tries to get private developers to buy them and build, hopefully within the next six months.

The present UDC new town efforts project a total population of 220,000—a start, but a long way to the state's expected population increase over the next 20 years of 4.7 million. Add to this figure an estimated 1.4 million New Yorkers now living in dilapidated or deteriorated buildings, and you end up with a total need of new housing in the state for more than 6 million people.

The UDC also has cast a cautious glance at suburbia, where Logue says he would like to see the corporation sponsor some small cluster developments of about 40 low-income units each. He has said that at this scale he was confident that the UDC could "create opportunities for low-income families to share in the good schools, the safe streets, the fresh air and open space other Americans like so well without unsettling or unbalancing the suburban communities."

This also was the recommendation of the Regional Plan Association in its study of housing opportunities for the UDC, but so far Logue has given no indication of where and when the UDC will attempt to put its toe into the stormy waters of suburbia. The UDC has only moved into areas to which it was invited, and there has been no such invitation from the suburbs. If anything, the UDC has been warned by politicians, publicly and privately, to stay out. With its appropriations running low and a state-wide election coming up, it is not expected that the UDC will make any major moves to loosen the so-called white noose of suburbia that is choking the cities and enraging civil rights groups.

1970 looms large in the future plans for the UDC. At this writing, Governor Rockefeller has indicated he will run again next year, principally to fulfill his commitment to solve the urban mess, which is interpreted by many as an act of faith in the UDC. As problems for the UDC grow, the governor can be expected to lend his critical support to Logue. If Rockefeller should decide not to run, or if he is defeated, the UDC will have the difficult task of establishing a new relationship with a new governor—at a cost no doubt of some powers and some pet projects. Logue's political acumen will be taxed.

The political situation in the coming year demands that the UDC get as many of its projects as possible off the planning boards and into the ground. This would justify Rockefeller's support and give him ammunition against the inevitable attacks on the UDC. If he should decide not to run, an active building program just might raise the UDC above politics—the ultimate goal—and win bipartisan support. It is easy to fight plans, but nearly impossible to fight buildings, especially buildings supplying jobs, housing and taxes.

The problems are there, but so is the potential. The lights in the UDC offices will be burning bright and late in 1970. The pressure to produce is on.

URBAN RENEWAL: ONE TOOL AMONG MANY

The Report of
The President's Task Force on
Urban Renewal

May 1970

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The President's Task Force on
Urban Renewal

May 1970

MILES L. COLEAN
1707 H STREET, NORTHWEST
WASHINGTON, D. C. 20006

January 12, 1970

Dear Mr. President:

I have the honor to submit herewith the report of the Task Force which you selected to examine and make recommendations in respect to the Urban Renewal Program (Title I of the Housing Act of 1949, as amended).

The members of the Task Force were privileged to be able to perform this service and hope that their conclusions will serve the purpose for which the Task Force was established.

Respectfully yours,

Miles L. Colean

MILES L. COLEAN
Chairman

The President
The White House
Washington, D.C. 20500

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OCTOBER 17, 1969

The White House

The President today announced the establishment of a Task Force on Urban Renewal. The task force, another in the series to make recommendations for 1970 and beyond, will be chaired by Miles L. Colean, a consulting economist in Washington, D.C. The task force will examine the current status of the federal urban renewal program, evaluate the results of its operations to date, and make recommendations concerning the future direction of the program.

The members of the Task Force on Urban Renewal are:

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Report of the President's Task Force on Urban Renewal

A Question of Priority

No issue confronting the nation places greater demands on resources, covers so wide a range of need and neglect, or calls more urgently for greater private and government effort than the problems of the cities. Because of the prevalence, magnitude, and urgency of urban problems and the apparent inability of states and cities to find solutions for them without outside aid, the plight of our cities is a matter of national concern and requres a national policy.

Numerous studies have analyzed our urban problems, pointing out the decay of central areas, the flight of families and business to the suburbs, the crowding of the disadvantaged and the hopeless in urban slums along with the increase in their numbers through rural-to-urban migration, the persistence of racial discrimination, the inadequacies of housing, the breakdown of municipal services, the spread of crime and public disorder, the chaos in the organization and financing of local government, the preemption of major revenue sources by the federal government and the complexity, confusion, and shortcomings of federal aid.

Members of the Task Force are familiar with these studies and see no need to repeat their investigations. The requirement now is not for more analysis but for a national focus on the problems, and a drastic revision in the rating of national priorities. At the present, despite an increase in attention to urban problems by federal and local governments and by the public generally, their rating remains a low one, as they yield to the exigencies of national defense, the lure of spectacular and prestigious projects, and the maintenance of long-standing and frequently obsolete programs. Rich as it is, the country cannot do all things—even all desirable things—at once. If the cities and its people are to receive the aid that their condition demands, the "give" in the allocation of resources will have to come from other areas.

Limitations of Urban Renewal

The Federal-local government program of land acquisition, replanning, demolition or rehabilitation, and re-sale—defined in law as "Urban Renewal"—is one instrument for meeting urban problems, but it is only one of the instruments. It cannot be expected to cure all the ills of the cities, of which the most serious are poverty and racial discrimination. In fact, unless carefully planned and administered, the urban renewal program inadvertently may aggravate these other problems:

> While Urban Renewal can eliminate slums at a project site, it may, in the absence of other aids, lead to the intensification of slum conditions and housing shortages in other locations.
>
> Urban Renewal can provide sites for housing of any price class, but it cannot produce housing for low and moderate income families unless it is combined with programs for aiding low cost housing such as those included in recent housing bills. On the contrary, by wholesale demolition, it has tended to contribute to the shortage of housing, particularly for families of low income.
>
> Urban Renewal cannot end racial discrimination, and indeed, the demolition incidental to a change in land use may lead to an intensification of racial concentration and unrest.
>
> Urban Renewal may ultimately increase job opportunities, but the demolition entailed in carrying out the plan may, by destroying local sources of employment, temporarily add to the difficulty of relieving poverty.

In addition, Urban Renewal is limited by the resistance of suburbs to the introduction of families of different race and lower income than the norm of the local community. Its effectiveness has also been blunted by vague and conflicting objectives and by complexity in program and administration within the Department of Housing and Urban Development. This problem has been magnified by the confused and complicated relationships among federal agencies concerned with some aspect of urban conditions and between the federal agencies and the state and local governments with which they must deal.

Nevertheless, if properly administered and supported with related programs for reducing poverty and building low cost housing, Urban Renewal can be a vital tool for alleviating slum conditions and tensions and for stimulating the physical and economic revitalization of the cities, which serve as the hub and crossroads of our metropolitan areas.[1] The need for a means to facilitate desirable changes in land use and to improve

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[1] See page 11 for views of Messrs. Muth and Tolley and comment of the chairman on their statement.

the physical condition of the cities will continue to exist even in the presence of more direct and effective measures for alleviating the critical problems of poverty and race.

Objectives of Urban Renewal

While few legislative enactments have a single, well-defined objective, few measures have as many vaguely stated and often incompatible objectives as does the statute covering Urban Renewal. Put together piece by piece and from year to year since 1949, the Urban Renewal program has followed no clearly defined aim. The Task Force believes that the present vague and conflicting objectives of the Urban Renewal program in themselves pose a critical problem. Major effort should be devoted to the establishment of clear and definite objectives that would serve as a basis for evaluating proposed applications and for establishing priorities for the allocation of available funds to those projects that best promote national policies.

Before stating specific recommendations for the future of urban renewal, the Task Force presents the following in an effort to clarify objectives and to provide the basis for decision in carrying out a program of aid for land assembly and reuse. The order in which these objectives are listed does not necessarily reflect their relative importance.

OBJECTIVE I—*To enhance the efficiency of land use.* Since Urban Renewal is an instrument for planning, assembling, and redistributing underused and misused urban land, a primary objective is to achieve desirable land uses not otherwise attainable, whether such uses be housing or other types of public or private improvements. While the free enterprise system is capable of serving many of these needs without aid, special circumstances will warrant exercising the power of eminent domain for land assembly and may also justify a writedown of land costs, including the costs of relocating streets and utilities and of providing ancillary public facilities. Depending on the individual case, these special circumstances may include any of the following conditions:[2]

> Where the redevelopment plan requires major changes in the layout of streets and public utilities,
>
> Where the magnitude of costs of planning, land assembly, and redevelopment required for the indicated public benefit may be so great that private financial syndicates of sufficient size to carry them out cannot be formed.

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[2] See page 11 for comments of Messrs. Muth and Tolley.

Where, because individual owners withhold parcels essential to the redevelopment of a specified project area, it may be impossible through voluntary transactions to complete the land assembly,

Where the prospective use is for a purpose incapable of sustaining a full market value for the land, such as the construction or rehabilitation of low cost housing or the expansion of a university or similar facility, or

Where it is necessary to provide an incentive to developers to participate in a high-risk situation in order to carry out the purposes of the renewal plan.

OBJECTIVE II—*To improve the fiscal and economic condition of the community.* A second important objective is to produce (a) a net improvement in the financial condition of the local government through an enlargement of its tax base or through savings in the cost of municipal services within the designated area, or (b) a net increase in personal or business income in the community as a whole (without subtracting from the fiscal or economic base of other communities). The Task Force considers such benefits to be in the national interest and to embody an acceptable objective for federal support of Urban Renewal.

OBJECTIVE III—*To decrease the threat of balkanization and polarization of American society.* There is perhaps no greater danger to the future of our democracy than the possibility that the cities as we have known them will be destroyed as the affluent and the white concentrate more and more in the suburbs, and the central cities are converted into reservations for the black and the poor. The Task Force feels strongly that Urban Renewal should be used to help in exorcising the spectre of economic and ethnic apartheid. Urban Renewal may contribute to a greater dispersion and inter-mixing of ethnic and income groups, both by assembling land in the suburbs for dispersed low income housing and by assembling land in central city locations attractive to persons of a wide variety of backgrounds. This objective provides a major reason for federal support of Urban Renewal. Urban Renewal, however, should result in true integration, not merely in separate enclaves of income and racial groups with little personal, social, or economic interaction as it has done all too often in the past.

These objectives are definite. If the contributions of Urban Renewal to them were made the basis for approval of federal expenditures, the federal dollar might be spent more effectively in selecting among competing projects. The knowledge that these objectives were being used as a basis of selection should greatly influence the types of urban renewal activities proposed by localities for funding.[3]

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[3] See page 12 for additional comments of Messrs. Muth and Tolley.

Specific Recommendations for the Urban Renewal Program

Since the assignment of the Task Force was to review and to make recommendations with respect to the involvement of the federal government in Urban Renewal and since other Task Forces are considering related programs, its recommendations are confined to this sphere of federal government action and to influences bearing directly upon it. This does not signify a lack of awareness of the contributions to urban improvement that are to be made by other federal programs or by state and local governments and private initiative. Rather it assumes the necessity for such contributions and considers federally sponsored Urban Renewal primarily as a means for inducing the expansion of state and local effort and for encouraging and facilitating the greater participation of private industry and finance.

RECOMMENDATION I. The Task Force recommends that the administration seek the revision of the present Urban Renewal legislation to incorporate the objectives outlined above, in order to eliminate present confusion in objectives, simplify administration, and insure that the renewal program serves national as opposed to purely local purposes.

In keeping with the need for flexibility in land use, Urban Renewal should not be restricted as to type of land acquired or purpose for which the re-sold land will be used. It should be able to encompass residential, commercial, industrial, and public uses as deemed necessary and appropriate by officially approved local plans. The Task Force deplores the trend toward restricting Urban Renewal to the provision of sites for housing families of low and moderate income. Such restriction not only prevents an orderly and rational redevelopment of urban land but also tends to perpetuate and intensify racial segregation.

RECOMMENDATION II. Where the indicated reuse of land is for income-producing property with present or potential appeal to the private market, the Task Force recommends that, as an alternative to outright sale (where a write-down of land cost is involved), greater consideration be given to the leasing of land for a fixed period. This arrangement should provide for recovery of the initial aid through participation in gross rental income of the new development or, in case of sale during or at the end of the lease, through a proportionate federal-local sharing in any increase in land value produced by the improvements.

RECOMMENDATION III. The Task Force recommends that what may be called the time or the sequence factor in urban renewal

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be made a matter of both policy and performance. All programs do not have to be instituted at once, nor do large areas of land always have to be cleared at once. Moreover, no initial plan need be considered the ultimate for all time. Flexibility and fluidity have been the principles on which our cities have developed. In a more orderly and farseeing manner, flexibility and fluidity should be provided for in plans for urban redevelopment. Moreover, a sequential approach permits doing first things first as well as utilizing temporary and partial methods of urban improvement. To these ends, the Task Force recommends inclusion in Urban Renewal of the following important programs:

a. Primary actions should include the improvement and maintenance of municipal services—policing, fire protection, garbage and trash collection, street maintenance and lighting, sanitation and health services, and counseling in living under urban conditions. Adequate municipal housekeeping, which embraces these actions is vital to the encouragement of good private housekeeping, the maintenance of property, the encouragement of new investment, and the enjoyment of urban life.

b. Next in consideration should be the maintenance and rehabilitation of existing private and public structures in an Urban Renewal area even where replacement may ultimately be called for. A well-maintained area is more likely to invite new investment, and the possible resulting increase in the cost of acquisition may well be made up by the lessened risk of operating in a cleaner and more orderly area.

c. Maximum use should be made of the Neighborhood Development Program, incorporated into the 1968 legislation. This program is an important move in the direction of promoting reconstruction without totally disrupting existing neighborhoods. However, the Neighborhood Development Program should itself be modified to avoid the tendency, which it shares with the regular urban renewal program, to result in the neglect of existing property within the designated renewal area while the area awaits the completion of project planning and execution. Consideration should be given to greater flexibility in the limits of the area, scope of the project, and assurance both of maintenance of municipal services during the redevelopment period and of compensation for rehabilitation costs incurred during the interim period in the event of ultimate taking.

Recommendation IV. The concept of the "Workable Program," (under which a city is required to undertake agreed upon

improvements in municipal ordinances and services as a prerequisite to obtaining federal aid for land acquisition and low cost housing) which was introduced into the Housing Act of 1954 has been perverted by communities that, in order to exclude the construction of federally aided housing, have refused to establish a program that meets the requirements. Yet it is obvious that some means must be found to encourage construction of additional housing for families of low income in suburban areas if excessive inner-city concentration is to be diminished and Urban Renewal successfully employed.

Congress has now eliminated the Workable Program requirement from all the HUD housing programs (except the rent supplement program in some instances), so that it now applies basically only to the urban renewal program. The Task Force believes the Workable Program has outlived its initial intent and usefulness and should be dropped from the statute.

The Task Force strongly believes, however, that greater efforts should be made to break the suburban barrier around the central cities so that people of all income levels can find housing within their means at a reasonable distance from their places of work. To this end, the Task Force urges that federal aids *of all sorts* be withheld from communities unless they undertake a program to expand the supply of low and moderate income housing within their boundaries—another way of saying that the central feature of the Workable Program should be made a requirement for all federal aid programs.

In addition, the Task Force recommends that additional legislation be requested to provide special federal aid to help suburban communities meet the increased costs of education, public health, transportation, and other municipal services that result directly from expanding the supply of low and moderate income housing in the community.

RECOMMENDATION V. The Task Force recommends a restructuring of the present system of grants for Urban Renewal. Non-cash contributions by a community in lieu of cash payment of its share of the costs of Urban Renewal appear to have been difficult to assess and to have aggravated complexity and delay in the initiation and settlement of projects. The Task Force, therefore, urges consideration of changes in the grant procedure that would substitute a local payment all in cash for the present non-cash contribution, at a lower ratio to the federal participation than embodied in the present formula.[4]

[4] See page 12 for recommendations of Messrs. Muth and Tolley for further changes in system of federal support.

RECOMMENDATION VI. As an initial step in the avoidance of delay and misunderstanding, the Task Force urges a thorough reconsideration of the present procedures for examination and review of project applications on the basis of the program objectives recommended earlier in the report. The time available to the Task Force has not permitted adequate consideration of suggestions for revised procedures for initial review and determination of the desirability and feasibility of projects. An appendix hereto, however, contains a proposal advanced by two of its members on their own behalf.

Recommendations Covering Other Matters Closely Related to the Urban Renewal Program

The Urban Renewal program as now constituted is one of many federal aids available for the improvement of urban communities. Depending upon circumstances, it may be vital to achieving the desired improvements or it may be of relatively lesser importance in relation to other actions needed to achieve the goal. The potential achievement of urban renewal and its successful utilization in contributing to the broad purpose of improving the economy and livability of cities therefore require a consideration of its relation to and frequent dependence upon other public actions. The following recommendations are concerned with these issues:

RECOMMENDATION VII. Urban problems are largely the result of the poverty of many urban dwellers. The number of people in this category has greatly increased since World War I by migration from rural areas. Slum housing exists almost wholly because of the low incomes of its occupants who thus are limited severely in the amounts they can spend for housing. The fiscal crisis of central city governments results primarily from the decreasing tax revenues and increasing demands for local governmental services associated with growing numbers of lower income residents. If the cities were relieved of the burden of poverty, they would be better able to provide necessary services from their own fiscal resources. Increased incomes would give lower income families the means for better satisfying their individual needs, in particular for acquiring better housing on the private market. The Task Force therefore urges the enactment of income maintenance and job training programs to increase the incomes of lower income families.

RECOMMENDATION VIII. The potential scope of the federal participation in the solution of the urban problem is of such magnitude

and diversity that control and responsibility for performance must be decentralized if administrative chaos is to be avoided. The Task Force recommends that maximum freedom be given to state and local governments to plan and carry out programs agreed upon (including in the case of Urban Renewal the elimination of prior approval of specific land sales). The institution of a "proclaimer" process by the Department of Housing and Urban Development (under which performance is certified by the local governing body, subject to a form of post-audit by the Department and withdrawal of future support in case of miscertification), is commended, and the Task Force urges its application to all situations where federal aid is offered to states and cities. In this connection special concern must be shown for compliance with federal standards on nondiscrimination.

Consideration should also be given to means for the quick adjudication by special arbitration panels of differences between the federal and local jurisdictions or between the local government and affected program participants.

RECOMMENDATION IX. The Task Force recommends that the federal government's involvement in urban problems be coordinated throughout the whole range of federal aids: relief, education, air and water cleansing, sewer and water facilities, highways, other public works, and urban renewal. In furtherance of this approach, the Task Force recommends the creation in the Executive Office of the President of a means for giving direction to the total effort and for assuring the cooperation of agencies and the coordination of activities. The Council of Urban Affairs conceivably could serve this purpose. In the pursuance of this objective, relationships between the federal government and the governments of states and municipalities should be clarified and regularized. In particular, uniform requirements, applicable to all federal programs, should be instituted for compensating displaced families and small businesses, taking into consideration the desirability of easing the hard principles of property appraisal so as to avoid individual hardship.

Demolition of existing structures or the dislocation of people and small businesses affected by any federally aided operation, or by any operation required as a prerequisite to federal aid, should not proceed except where the requirements for relocation have been met.

RECOMMENDATION X. The Task Force has already indicated the need for restructuring the Urban Renewal statute as a means for clarifying objectives, simplifying administration, and increasing the effectiveness of operation. But the need is broader than this.

The entire federal apparatus calls for review and evaluation. The Hoover Commissions were concerned with administrative efficiency. What now is needed is a review of administrative substance. As is true of Urban Renewal, federal programs characteristically have grown by accretion from year to year as some real or fancied emergency has brought forth new legislative demands. Many of these programs still reflect attitudes of the 1930s or, to be more current, the early years following World War II. No general evaluation, no investigation of costs and benefits, has been made. Yet, in a time of strained resources, nothing is more imperative.

Therefore, the Task Force urges that, either within the Bureau of the Budget or by a Presidential Commission, the substance of the federal establishment be reviewed to the end of discarding obsolete operations, reducing duplication among programs, and relating activities to the needs of the present and the future rather than clinging to those of the past.

Recommendation XI. The thorough review of all the activities of the federal government called for above should make easier the task of reconsidering the scale of priorities among optional operations and determining those for which continuance, expansion, diminution, or elimination may be justified. The Task Force considers this a matter of great urgency, for, while it would recommend a much higher rating to urban improvement than now is obviously the case, and would also recommend lesser status for a number of other activities of currently high rating, it recognizes that, in the absence of adequate means for evaluation, it is in no position to make final judgment.

Consequently, the Task Force is also in no position to recommend specific allocation of funds for Urban Renewal for the coming fiscal year. The amounts which the Task Force understands have been approved by the Bureau of the Budget would appear to be minimal, for the potential of expenditures for urban aid seems inexhaustible. Solving the problem of priorities therefore involves the constraint of legislative promises to the availability of total resources. Whatever proves to be the appropriate reallocation of priorities within total available resources, the Task Force urges that, so far as possible, continuity be assured, so that plans may be made in the confidence that operations not be subject to repeated interruptions in progress. Allocation should be made for a minimum of two fiscal years.

Comments of Individual Members Regarding Body of Report

1. Messrs. Muth and Tolley dissent as follows:

We believe the report gives an overly optimistic impression of the contribution of urban renewal to mitigating urban problems. We would emphasize more strongly than does the Report the need for measures directly attacking poverty, relative to programs aimed at physical restructuring of cities. In our view higher priority should be given to two promising approaches already endorsed by the Administration. These are income maintenance and federal revenue sharing. Revenue sharing is a direct means for meeting the fiscal crises of cities and enabling them better to provide local government services. Income maintenance strikes directly at the heart of the poverty problem rather than nibbling at its edges as many other programs have attempted to do.

(As Chairman of the Task Force, I find the above to be more in the nature of emphasis than dissent. The Report repeatedly stresses the grim and leading part that poverty plays in the plight of the cities and strongly endorses the principle of income support. Time did not permit thorough study of the revenue sharing proposal, but it was recognized that in any case, it could not at once become a full substitute for specific aid programs. M.L.C.)

2. Messrs. Muth and Tolley express the following view regarding these special circumstances:

We agree that the second and third circumstances (magnitude of costs and withholding of parcels) constitute bona fide reasons for public action, and do not object to listing the first circumstance (change in layout of streets and utilities) although this is a special case of the second or third circumstances.

The fourth circumstance (land use not able to sustain a full market value) does not belong in the list in our opinion. It appears to us to refer to land uses which detract from, rather than enhance, land use efficiency. In our opinion public action to foster these purposes is justified only if it can be shown that the gain in terms of other objectives (such as Objectives II and III) is worth the sacrifice in land use efficiency.

The fifth circumstance (inducing participation in high risk situation) likewise appears to us not to belong in the list, as it refers to an interference with land use efficiency and would have to be shown to be justified under objectives other than land use efficiency.

3. *Messrs. Muth and Tolley wish to add the following to the discussion of the objectives of urban renewal:*

In stating the objectives of urban renewal, a clear distinction should be made between the circumstances when the use of eminent domain is warranted and when the payment of federal subsidy is warranted. With regard to land use efficiency, either the high costs of renewal or the hold-out for prices in excess of the value of land in alternative uses may justify land assembly by local governments using powers of eminent domain. They do not justify government subsidy or land write-down. If the obstacles just noted alone are responsible for redevelopment not being undertaken privately, the resale value of the redeveloped renewal site would exceed the costs incurred in planning, acquisition and redevelopment. External effects on property values outside the renewal area proper may justify local but not federal subsidy, since these benefits accrue wholly to local property owners or to other local residents. Local improvements in the renewal area are no different in principle than other local improvements. They provide no special justification for federal support, especially if federal support to local governments is being provided through revenue sharing and/or loan programs for the support of local public facilities. We believe, instead, that federal support should be given urban renewal projects only to the extent they provide benefits outside the boundaries of the local government undertaking the project or contribute to objectives of renewal other than land-use efficiency.

4. *Messrs. Muth and Tolley urge further changes in the system of federal support for urban renewal projects:*

Federal support of urban renewal should, in our opinion, be based upon the extent to which these projects contribute to the attainment of national objectives, as distinct from the purely local objective of land-use efficiency. If, for example, a project increases the tax receipts of the city in which it is located, a federal contribution equal to the cost to the federal government of providing an equal increase in funds through, say, revenue sharing would be credited to the project. Similarly, if the project achieves an increase in the mixing of income and ethnic groups, a credit would be made based upon the extent of the increase. The federal contribution made to the urban renewal project would then be the sum of all such credits rather than a predetermined fraction of the net project cost.

Appendix

Additional Views of George S. Tolley and Richard F. Muth

To qualify for federal support, a proposal should be accompanied by an impact study of the urban renewal activity, to be made public when the project is approved. Employment and earnings effects, fiscal effects, effects on the dispersion of income and ethnic groups, and other project effects should be estimated, not just in the renewal area but wherever they occur. The estimated benefits should be based on projections of relevant factors within and outside the renewal area both with and without the proposed urban renewal project. The benefits from the increased earnings and from the increase in tax base should be estimated on a net national basis.

A manual should be prepared giving practicable directions to localities for making the required estimates and to indicating how, in quantitative terms, to estimate the effects of the renewal project. Admittedly, many of these estimates may be difficult to make. Working part-time under a near-term deadline, it is impossible to spell out the details of making them. Still, great progress has been made in recent years in measuring the potential benefits of water resource and regional development programs, and this experience can serve as a guide to formulating methods of evaluating urban renewal projects.

The following remarks suggest the contents of the manual:

a. For meeting the objective of efficiency of urban land use, use of profitability criteria to which private developers would respond should be adequate for most major land use purposes. These may involve importantly changes in land value at and near the site of activities. Methods for making approximate estimates of land value effects are readily at hand. Certain effects are more difficult to evaluate because, though spread over a number of people, they do not have pronounced effects on land values. These may include effects on urban recreation, environmental pollution, and aesthetics, including elimination of eye-sore blight. The numbers to be used in valuing these effects should be presented in the manual so that all localities will follow the same standards. The great progress made in recent years in valuing recreation benefits indicates that meaningful quantification of these more elusive effects is possible. Methods for arriving at numerical valuation should be specified at the outset, and these methods should be refined over the years.

b. The benefits from increased earnings of people should be estimated as net national increases in earnings. It is axiomatic and well known that much if not most of the increase in employment in the city as a result of urban renewal is offset by decreases in the rest of the economy. The basic reason is that, rather than remain unemployed, most people will move to the place where they can get a job. Again, the evaluation of federal expenditures aimed at Appalachia and other depressed areas has produced reliable quantitative estimates of net national employment effects resulting from expenditure in a particular area. These methods should be incorporated directly into the procedures for evaluating urban renewal.

c. The benefits from increased tax base should likewise be estimated on a net national basis. Much of the increase in local tax base due to urban renewal will be offset in the nation at large by decreases in tax base of other localities. If the decreases occur in communities in which the level of public services is more adequate, there may still be significant net national gain in the level of public services provided. The manual should indicate, first, how to estimate the net effects on public services, taking account of the levels of public services existing in areas where services are increased and decreased. Second, the manual should indicate whether the increases and decreases in public services can be given dollar weights to make them comparable with the benefits from more efficient land use and from increases in earnings of people. In the short time required to secure a near-term redirection of the urban renewal program, it may not be feasible to develop measures of benefits of public services in these comparable terms. This can be done with the aid of economic analysis over a longer period of time.

d. Quantitative measures can easily be devised of the "degree of mixing" of groups within community areas by ethnicity and income levels. Effects of urban renewal in these measures will indicate the contribution of a proposed activity to a more desirable interspersion of groups. It will be extremely difficult to develop objective dollar measures of how much benefits—in terms, say, of efficient land use—should be valued relative to attaining a given degree of more desirable interspersion of people. The President's office, speaking for the nation as a whole, could indicate what weighting, or trade-off, is appropriate between interspersion and other benefits.

e. Similar evaluation procedures would be applied to other objectives affected by urban renewal.

The development of methods for evaluating urban renewal projects requires the knowledge and skills of technically trained economists, real estate specialists, systems analysts, and others. The Department of Housing and Urban Development should establish an office of economic analysis and evaluation and staff it with the appropriate professional personnel to carry out these responsibilities. This office could also evaluate the results of other HUD programs and carry out the applied research needed to refine these evaluations. Relatively small expenditures for research and project evaluation could greatly enhance the effectiveness of the much larger sums spent on operating programs.

GEORGE S. TOLLEY
RICHARD F. MUTH

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Urban Renewal

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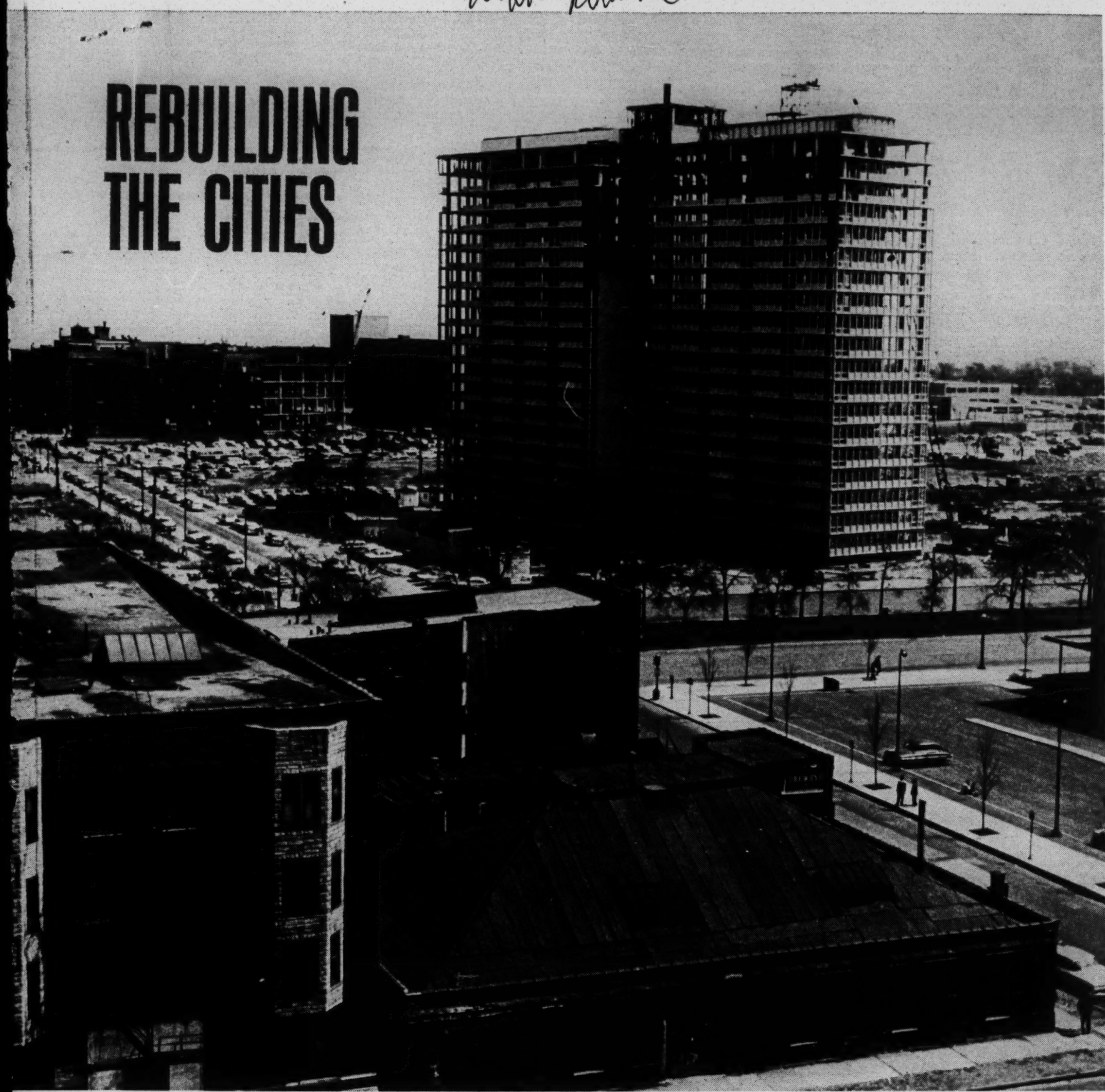
REBUILDING THE CITIES



by Robert C. Wood

The great boom in urban population has focused attention on the conditions of urban life in America.

The once small town and rural American community has become large and urban. Only 25 years ago there were 68 million Americans living in urban areas. Today there are 135 million. By the year 2000, the population in urban areas will have increased to an estimated 260 million, 80 percent of the total population, in contrast with today's 70 percent and the 52 percent of the 1940s.

ROBERT C. WOOD is Under Secretary of the new Department of Housing and Urban Development. He formerly headed the Department of Political Science at the Massachusetts Institute of Technology. He has authored numerous studies on the problems of metropolitan areas.

These figures on America's urbanization have been so often repeated they have begun to sound trite. But they are important to stress. They underline the major domestic concern of our time: the need to make cities livable for ourselves and future generations of Americans.

Though the increased size and scale of the cities have meant greater efficiency in the production, distribution and consumption of goods and services, the continuing surge of people has multiplied the problems of urban growth and decay. Cities already hard-pressed to deal with decayed and blighted areas face new—sometimes overwhelming—pressures for housing, schools, transportation and the public facilities vital to community life.

As President Johnson noted in his historic Message

Top: Ingenuity makes rehabilitation of some housing practicable. Here a pre-assembled kitchen-bathroom core unit is hoisted through a hole cut in roof of a New York building.

Bottom: This low-income public housing area in Washington, D.C. shows a pleasant setting is possible in a large city.

on the Cities, we shall have to build in the remainder of this century an inventory of shelters, of stores, of service facilities equal to all that we have built since the first colonists arrived on our shores. We will need, for example, more than 2 million new homes a year, schools for 10 million additional children, transportation facilities for the daily movement of 200 million people.

Not only is urban growth rapid and expansive, it is also uneven and unequal. Within the metropolitan regions, disparities grow between central city and suburbs in income, in social composition and in land use.

Thus, while an entire metropolitan area may seem healthy, there are large pockets where:

—Over 40 percent of the families are denied good housing. (In the nation as a whole, there are still more than 8 million homes which are rundown or deteriorating.)

—As high as 20 percent of workers lack jobs.

—Over 35 percent of the families have incomes at or below a poverty level.

—And an alarmingly disproportionate number of the disadvantaged are non-white.

These are the problems of the neglected neighborhoods—the blighted and slum areas whose physical decay helps breed the social decay that is reflected in such things as rising crime rates, school dropouts and disorder in the streets.

Public interest and attention to these needs and demands is increasing. The problems of the cities are being placed high on the national agenda and the federal response has been vigorous.

In 1965, Congress created the Department of Housing and Urban Development to provide a focal point for thought and innovation about the problems of the cities. Through the Department, we can expect a strengthening of the partnership between city, state and federal government; and the development of new partnerships in problem-solving between government and universities, private business, voluntary and professional organizations.

In urban affairs, no partnership is more important than that with labor. Cities traditionally have been the home of the nation's labor force as well as the site of its employment. If cities are to be reborn and revitalized, labor must be involved and committed from the very beginning.

A variety of new programs were enacted in the last few years to help cities to meet problems of both growth and decay—programs designed not merely in terms of physical necessities, but fashioned in the context of human needs.

These include measures to provide open space as well as buildings; to relocate families displaced by renewal and highways; to assist mass transportation systems; to build basic public facilities.

A program of rent supplements brings private enterprise into the field of providing good housing for

those of low income. Another program aids development of neighborhood facilities in low-income areas.

Enacted in 1966, the newest urban legislation makes possible the Model Cities program, the Metropolitan Development program and the New Communities program.

The central thrust of the Model Cities program is to make livable again entire neighborhoods in the older cities and to reclaim the opportunity for residential urban life. It provides quite simply that communities wishing to participate and willing to meet some performance standards create a comprehensive plan, including programs for both physical and social development—the improvement of health and education as well as the construction and rehabilitation of houses and community facilities.

The federal government responds by making available traditional types of aid to fit the components of the comprehensive plan and by giving the community a supplemental grant to use at its own discretion to fill in the chinks. This program is intended to provide incentives for a community to examine deeply its needs and to pull together a total, coordinated response. The program is experimental in nature—a large enough experiment, we hope, with sufficient concentration of money and effort to produce a "critical mass" for real change, but without any effort to move into every situation at once.

The Metropolitan Development program similarly provides supplemental grants for programs made in accordance with sound, coordinated metropolitan planning.

In both cases, we are trying to create a situation in which local needs and capabilities are dynamically related to the national thrust toward improving the quality of urban life and toward making orderly and coherent the massive forces of metropolitan growth.

Title X of the new legislation includes for the first time the so-called New Communities program. This provides that where private enterprise wishes to go forward in entirely new designs of communities, with new technology, with new architecture, with new configurations of population, the federal government will respond by making mortgage funds available to help them "get over the hump" of that critical shortage between the time when their plans are dreams in the eyes of their architects and when they become reality. In this way, it is hoped, green places will not get squeezed, parks abandoned and varied-income housing lost because of a shortage of funds.

It is important to realize that the Model Cities program is a "demonstration" program. It is designed to help cities of all sizes analyze and experiment with new approaches to the solution of the long-standing problems generated by slums and their corrosive effect upon human life. It is not a program of direct application to every city and every blighted area. Rather, through the solutions developed by the cities approved for Model Cities aid, we hope that other cities may be able to find solutions to their problems.

For the current fiscal year, Congress has appropriated $11 million for planning purposes; another $12 million has been authorized for planning for the next fiscal year and a total of $900 million has been authorized for carrying out the Model Cities program during the next two fiscal years.

How will the financing work in actual practice?

Let us take a hypothetical city and assume that it

The good community means modern libraries for children, a place for older people and open areas in which to sit and relax.

Message on the Cities

It was in this important message to the Congress that President Johnson urged creation of the new Department of Housing and Urban Development and a wide range of programs to help revitalize the cities. These are excerpts.

Throughout man's history, the city has been at the center of civilization. It is at the center of our own society.

Over 70 percent of our population, 135 million Americans, live in urban areas. A half century from now 320 million of our 400 million Americans will live in such areas. And our largest cities will receive the greatest impact of growth.

Numbers alone do not make this an urban nation. Finance and culture, commerce and government make their home in the city and draw their vitality from it. Within the borders of our urban centers can be found the most impressive achievements of man's skill and the highest expressions of man's spirit, as well as the worst examples of degradation and cruelty and misery to be found in modern America.

. . . The modern city can be the most ruthless enemy of the good life, or it can be its servant. The choice is up to this generation of Americans.

. . . Let us be clear about the core of this problem. The problem is people and the quality of the lives they lead. We want to build not just housing units, but neighborhoods; not just to construct schools, but to educate children; not just to raise income but to create beauty and end the poisoning of our environment. We must extend the range of choices available to all our people so that all, and not just the fortunate, can have access to decent homes and schools, to recreation and to culture. We must work to overcome the forces which divide our people and erode the vitality which comes from the partnership of those with diverse incomes and interests and backgrounds.

The problems of the city are problems of housing and education. They involve increasing employment and ending poverty. They call for beauty and nature, recreation and an end to racial discrimination. They are, in large measure, the problems of American society itself. They call for a generosity of vision, a breadth of approach, a magnitude of effort which we have not yet brought to bear on the American city.

. . . The interests and needs of many of the communities which make up the modern city often seem to be in conflict. But they all have an overriding interest in improving the quality of life of their people. And they have an overriding interest in enriching the quality of American civilization.

proposes in its demonstration program a range of federally-assisted programs that involve $20 million in non-federal contributions. These might include some neighborhood parks, tot lots and green areas, an urban renewal project, a health services program, a neighborhood center, an adult education program, a manpower and job training program—whatever the city thinks is necessary to accomplish a significant improvement in the neighborhood and the quality of the lives of its people.

In the hypothetical case, the $20 million local share of these programs will generate, under the financing formulas of the Model Cities program, supplemental funds of 80 percent of this amount or $16 million. The great new thrust of this program lies in the fact that these supplemental funds do not have to be earmarked for any one specific project or activity. They may be used for any project or activity included as part of the demonstration program. A city may, for example, want to use this money for improved garbage collection, accelerated manpower-job training programs or new experiments in housing rehabilitation and home ownership among lower income families.

In this hypothetical case, the federal share of the total program might, if we take a two-to-one ratio such as the one in urban renewal and neighborhood centers, come to $40 million. Add that to the $20 million of local contributions and the $16 million in the 80 percent supplemental funds from the Model Cities program and you have a total of $76 million. Here is the multiplier effect of the Model Cities program at work.

But the financing is only a means to an end—improvement in the lives of people, whether it relates to housing, health, employment, education or all of these. Thus we will be greatly concerned with involvement—involvement of private and public agencies and officials and involvement of the residents of the areas. Neighborhood residents must be given the opportunity to participate in the rebuilding of their areas. For example, they should be able to benefit from any jobs that arise from rehabilitation of new residential or non-residential construction in the neighborhood. We expect that the kinds of housing and other facilities contemplated for the neighborhood will be thoroughly discussed with the residents and that decisions will be made on the basis of their expressed desires and needs.

Involvement begins with planning. Unless residents are involved in the planning right from the beginning, the program of improvements for the neighborhood will lose much of its significance for the people whom the program has been designed to benefit.

We are also keenly concerned with innovation, new ways of accomplishing improvement in the physical, social and economic lives of people living in Model Cities neighborhoods.

Each city with such a program should become a laboratory. The old ways have not sufficed and will not suffice in the future. Cities must examine and

A DEVELOPING COMMUNITY NEEDS URBAN RENEWAL

(Excerpted from an article in The Clarion Herald with permission.)

The Rev. Eugene McManus, S.S.J., author of this article, is director of the Archdiocesan Commission on Housing and Community Life. He was one of the participants in a public symposium on urban renewal on Friday, April 21, sponsored by fifteen civic, religious, labor, neighborhood, and social welfare organizations.

At the present time, Louisiana is the only state in the union in which urban renewal is outlawed by the state legislature. Throughout the state, local communities which would like to take advantage of urban renewal programs are prevented from doing so by this statewide restriction.

In the forthcoming session of the state legislature, legislation will be introduced which would permit New Orleans and some other cities to exercise local freedom of choice in adopting urban renewal. Already the wheels of opposition are beginning to spin. Special interest groups and their spokesmen are making intemperate assertions concerning the evils of urban renewal.

If the legislature does permit local freedom of choice, the people of New Orleans will be called upon to accept or reject urban renewal in a city-wide referendum. Since many people do not really know what urban renewal is, it may be well to examine urban renewal, its moral implications, and what it means to New Orleans in view of our local needs.

WHAT IS URBAN RENEWAL?

Basically it can be described as a local community effort, with considerable help from the federal government, to eliminate existing slums, to correct those factors which cause urban decay, and to introduce a program of long range community planning.

The three main features of urban renewal are:

1. The elimination of slums through neighborhood conservation and the enforcement of housing codes.

2. Rehabilitation of structures and of neighborhoods which can be saved.

3. Redevelopment of areas and clearance of structures which are so badly deteriorated that they cannot be brought up to the standards of decent living conditions.

Congress has enacted, beginning with the Housing Act of 1949, a series of provisions which include grants, loans, mortgage insurance, and technical assistance.

With the help of these tools local government has access to the tremendous resources of the federal government in the staggering task of fighting the rapid and otherwise hopeless decay of our cities. The program is administered by a local public agency which, depending on state law, may be a separate public agency, a local housing authority, or a department of city government. The main concern of Congress is that the program be local --- in conception, planning, and execution.

HOW IS URBAN RENEWAL FINANCED?

In a city the size of New Orleans, the federal government pays for two-thirds of the total cost. The other one third is a contribution of the local community. It can be made in cash or in non-cash grants-in aid such as donations of land, work, or public facilities either by local government or by local institutions.

The controversy over urban renewal focuses around the government's power of eminent domain. It must be understood that the government already has the right to expropriate property and dedicate it to public use such as highways, playgrounds, schools, and even public housing projects. The present "restriction" in Louisiana legislation is against expropriation as it is employed in urban renewal programs.

An urban renewal project may involve the acquisition of private property in order to clear a decayed area and rededicate it to more constructive uses. The land is acquired at a fair price and resold for redevelopment in accordance with the renewal plan.

An unwarranted amount of confusion seems to be developing locally concerning the moral right of government to use its power of eminent domain in this fashion.

At the heart of the problem is the question of common good. The right of an individual to own and use his property is not unlimited. As John XXIII said: "Since men are social by nature, they must live together and consult each other's interests. That men should recognize and perform their respective rights and duties is imperative to a well ordered society."

The restrictions which the common good place upon individual rights are described frequently by St. Thomas Aquinas in his Summa Theologiae.

For example: "The good of the individual is subordinate to the good of the many" (11, 11, 11 ad 3).

"The common good is to be preferred to the private good" (11, 11, 32, 6).

In his recent (March 28 encyclical, "Development of Peoples," Pope Paul VI addressed himself to this very problem:
"... private property does not constitute for anyone an absolute and unconditioned right. No one is justified in keeping for his exclusive use what he does not need, when others lack necessities. In a word, 'according to the traditional doctrine as found in the Fathers of the Church and the great theologians, the right to property must never be exercised to the detriment of the common good.' If there should arise a conflict 'between acquired private rights and primary community exigencies,' it is the responsibility of public authorities 'to look for a solution with the active participation of individuals and social groups'."

The problem then, revolves around the question of whether the provisions of urban renewal are beneficial to the common good. If they are, the government clearly has the right to use its power in enacting it.

It is our contention that the program of urban renewal not only is beneficial to the common good, it is an absolute necessity if our city is to be saved from decay and if the poor are to be rescued from the exploitation of the slums.

Our cities are a product of a laissez-faire philosophy of rugged individualism in capitalistic enterpries. They are a glaring example of social Darwinism which, completely blind to the Christian concept of social responsibility, advocated an unrestricted economic competition and the "survival of the fittest."

As a result of minimal government intervention, cities became "happenings." Congestion, lack of code enforcement, and overcrowding produced slums in which the poor fought for sunlight and sanitation. These problems were compounded for minority groups who, unable to rent or purchase homes in the open market, began to pile up in ghettos where a high density of low fulfillment began to breed despair, frustration, and anti-social behavior.

NEW ORLEANS is no exception. It has been stated many times over that we possibly have the worst housing in the country, that 3 out of every 10 citizens in our city live in substandard housing, that 23,500 residential units have no hot water, that 18,000 have no private flush toilets --- but what must be said again and again is that most of these substandard dwellings are owned as investment properties by people who live elsewhere, and that crowded into these substandard dwellings are the hopeless poor who are forced to pay fantastically high rents because they have no place to go.

Without urban renewal there is no way of rehabilitating these rock-bottom slums or the poor who live in them. We are here reminded of the lament of Pope Pius XII:
"It is necessary to bring up the sad example of the exploitation of slum areas? Dilapidated ramshackled houses without the most necessary hygienic installations sometimes yield a sizeable income to their owners without costing them a penny. Inevitably, they neglect to make necessary repairs in them for years on end. " Enough can never be said about the harm that these dwellings do to the families condemned to live in them.

But bad housing is not the only problem in New Orleans which urban renewal can solve. Our street paving program is so disastrously behind schedule that an estimated $120 million dollars would be required to pave our present streets. Our total annual city budget for all salaries, services, facilities and expansions is only slightly over $40 million. In any urban renewal area, two-thirds of the street paving bill would be financed with federal funds.

AT PRESENT OUR CITY is struggling to provide recreation facilities and programs. In 1966 New Orleans spent $1.25 per capita on recreation. Dallas spent $2.44 and Austin spent $4.60 per capita. Although urban renewal does not provide for recreation supervision, a neighborhood facilities grant would pay for two-thirds the cost of developing neighborhood facilities in an urban renewal area. This is particularly appealing in view of the dearth of recreational facilities in some areas such as the Desire community where thousands of children for years have had no recreation facility but one privately donated empty lot.

New Orleans pays its just share of federal tax money. Considering our present financial plight, it seems grossly unfair that we should be financing urban renewal in 49 other states and yet are prevented by our state legislature from using such funds for our own needs.

WHAT IS OUR FUTURE WITHOUT URBAN RENEWAL?

The rate of population reproduction in the U.S. is 1.7 percent. At this rate our population will double in the next 35 years. This factor, plus the increasing migration of our rural population to the cities, indicates that in the next generation New Orleans will double in size. Or, to put it another way, another New Orleans, reduplicating its present housing, its present facilities and its present needs, will be built in and around us. If the same processes that built our present New Orleans (with all due apologies to its charm) are allowed to work in the same unrestricted fashion, the result may be an irreparable hodge-podge of slums and congestion.

We are already falling behind in our efforts to cope with our urban problems.

Some of the opposition to urban renewal is generated by mistakes made in urban renewal almost 20 years ago. Since then, laws have been refined and redesigned to insure a maximum concern for individuals.

For example, consider rehabilitation gransts and loans. In an urban renewal or code enforcement area, a low-income owner-occupant of a substandard dwelling can receive an outright grant of $1500 and a 20 - year loan at 3 percent to help bring his home up to standard.

Small businessmen are given long-term low interest loans in reestablishing a business if they have been displaced by the program.

Further, the municipality is obliged to assure that all families who are displaced must be offered decent, safe and sanitary housing within their means and to provide help both technical and financial in the relocation process.

WHILE MUCH OPOSITION to urban renewal is an outcry of sincere concern for mistakes that were made in the past, it seems that most oposition stems from the same unenlightened, self-righteous individualism that produced our urban problems in the first place. There seems to be an unawareness that we are social beings and that our rights are subservient to the common good. The common good, as Catholic theologians describe it, is not merely the total of individual goods within a community. It is rather a whole which is greater than the sum of its parts. As John XXIII stated: "The individual, as the beneficiary of this common good, is in some measure its guardian." (Code of Social Principles)

"The attainment of the common good is the sole reason for the existence of civil authorities. In working for the common good, therefore, the authorities must obviously respect its nature, and at the same time adjust their legislation to meet the requirements of the given situation." (Pacem in Terris)

URBAN REHABILITATION

The Federal Housing Administration reports 35 million Americans live in substandard and slum housing.

A nation-wide FHA survey estimates 9.2 million deteriorated apartment units require immediate rehabilitation (walls, ceilings, floors, roofs, heating plants, windows, doors, kitchen, bath and electrical accessories). These units are concentrated in 60 to 70 metropolitan areas.

Until recently, land clearance and new construction were considered the answer to moderate and low income housing requirements. This singular approach to solving substandard housing conditions has proven unsatisfactory and is now being replaced by increased emphasis on rehabilitating existing structures.

This change to neighborhood rehabilitation is based on the following experiences:

- Most deteriorated buildings are structurally sound.
- If deteriorated buildings were demolished and rebuilt, it would take about 30 years to catch up with the slum problem.
- Rehabilitation costs are approximately 1/2 new construction costs.
- When neighborhoods are demolished, tenant displacement causes serious sociological problems.
- Small businesses never recover in demolished neighborhoods.

Recent federal legislation (1965 Housing and Urban Development Act) and executive appointments (Secretary of Housing and Urban Development) indicate a determined government effort to rehabilitate deteriorated urban housing.

United States Gypsum, a building materials manufacturer interested in new opportunities, decided to take positive action to answer the urban rehabilitation challenge. This progress report on the New York Rehabilitation Project describes our efforts to date concerning one rehabilitation experiment.

UNITED STATES GYPSUM

NEW YORK REHABILITATION PROJECT

United States Gypsum is cooperating with the Federal Housing Administration and the New York City Rent and Rehabilitation Administration in a rehabilitation project to determine those financial and construction techniques necessary to profitably rehabilitate substandard multiple dwellings in urban areas.

United States Gypsum purchased and plans to rehabilitate six deteriorated Harlem tenements in an attempt to answer the following:

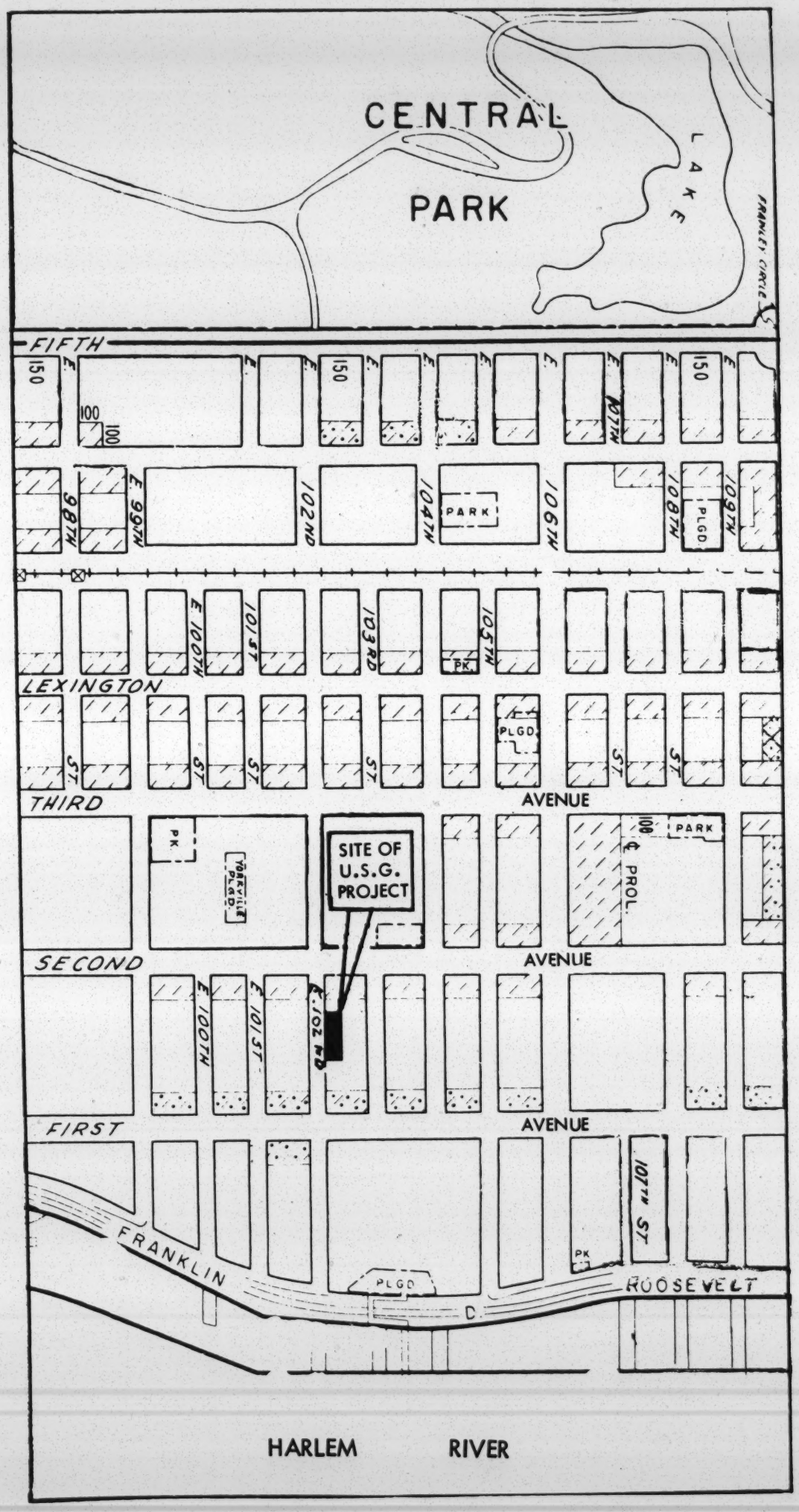
1) Can a structurally sound building be brought up to acceptable living standards through extensive renovation?

2) Would necessary renovation costs be low enough to provide attractive investment return (acquisition-rehabilitation) through increased rental value?

The first building detailed in this report was purchased for land value ($30,000) and rehabilitated ($189,019) with United States Gypsum monies ($219,019 total). This was done to initiate the project as quickly as possible. The second building is now in the demolition stage and will be processed through FHA for financial comparison. Third and fourth building plans are final and demolition will begin soon.

Since the first building was rehabilitated with standard construction products and systems, this experience alone cannot be representative of the entire project.

First building rehabilitation costs and product application techniques were successful. But total rehabilitation experience in all six buildings will be necessary before United States Gypsum rehabilitation techniques can be analyzed and presented to private interests.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THIRD
AVENUE
PK
YORKVILLE PLGD
SITE OF U.S.G. PROJECT
PARK
PROL.
SECOND
AVENUE
E 100TH
E 101ST
E 102ND
FIRST
AVENUE
101TH ST
FRANKLIN
PLGD
PK
ROOSEVELT
D.
HARLEM RIVER

FIRST BUILDING BEFORE REHABILITATION

FIRST BUILDING

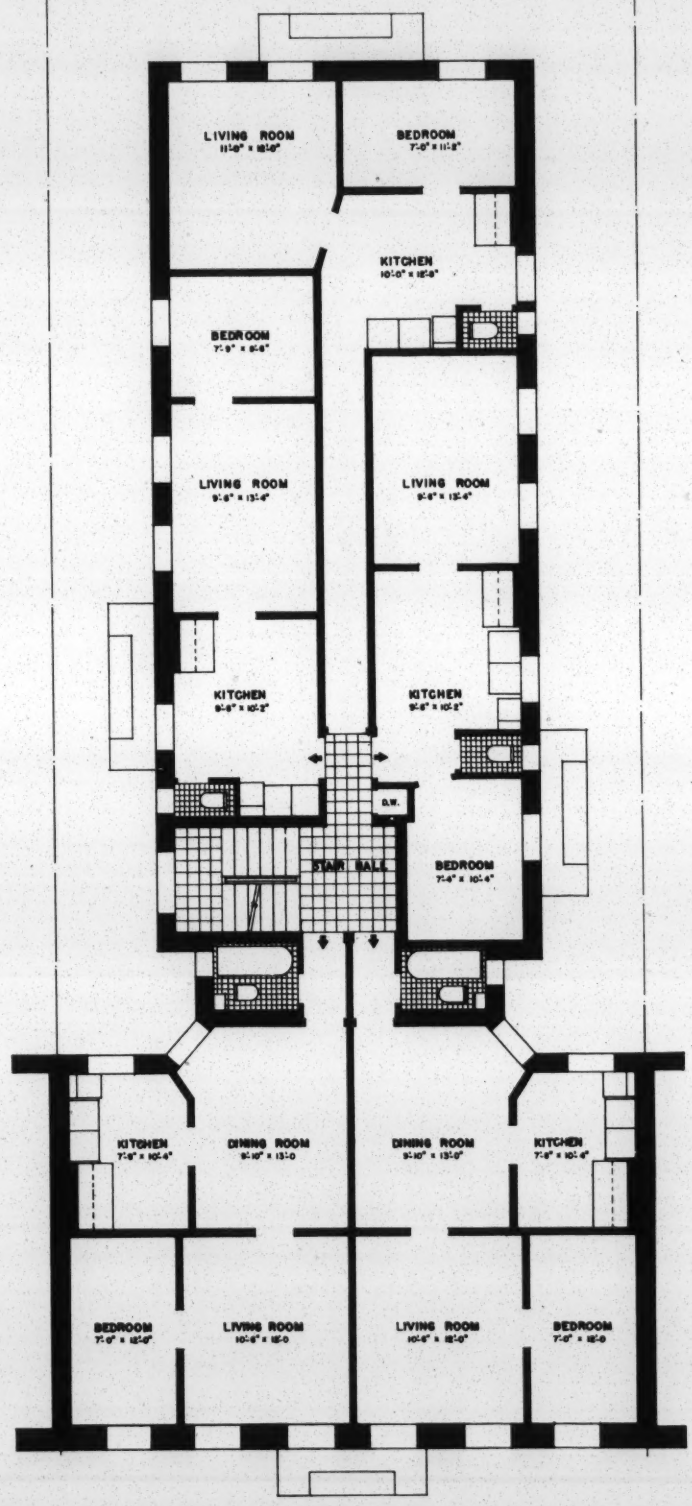
BEFORE REHABILITATION

A six-story ($37\frac{1}{2}$' x 88') walk-up building constructed in 1904. Twenty-four one-bedroom apartment units were located above vacant commercial space.

No. Rooms	Sq.Ft. per floor	Total Sq.Ft.	Code Violations
85	2,500	13,800*	149

AREA	TYPE	CONDITION
Exterior Walls	Brick Masonry	Fair to Good
Interior Walls	Brick Masonry	Fair
Interior Walls	Wood Stud - Plaster	Bad
Ceiling (1st Fl.)	Concrete Arch - Steel	Fair
Ceiling (2nd Fl.- Roof)	3 x 8 Wood Joist 16" o.c.	Good (Deflection)
Floors	1" T & G Wood	Poor
Electrical	Non-code conforming	Poor
Plumbing	Non-code conforming	Poor
Heating	Low pressure coal steam	Bad
Windows	Double hung wood sash	Bad

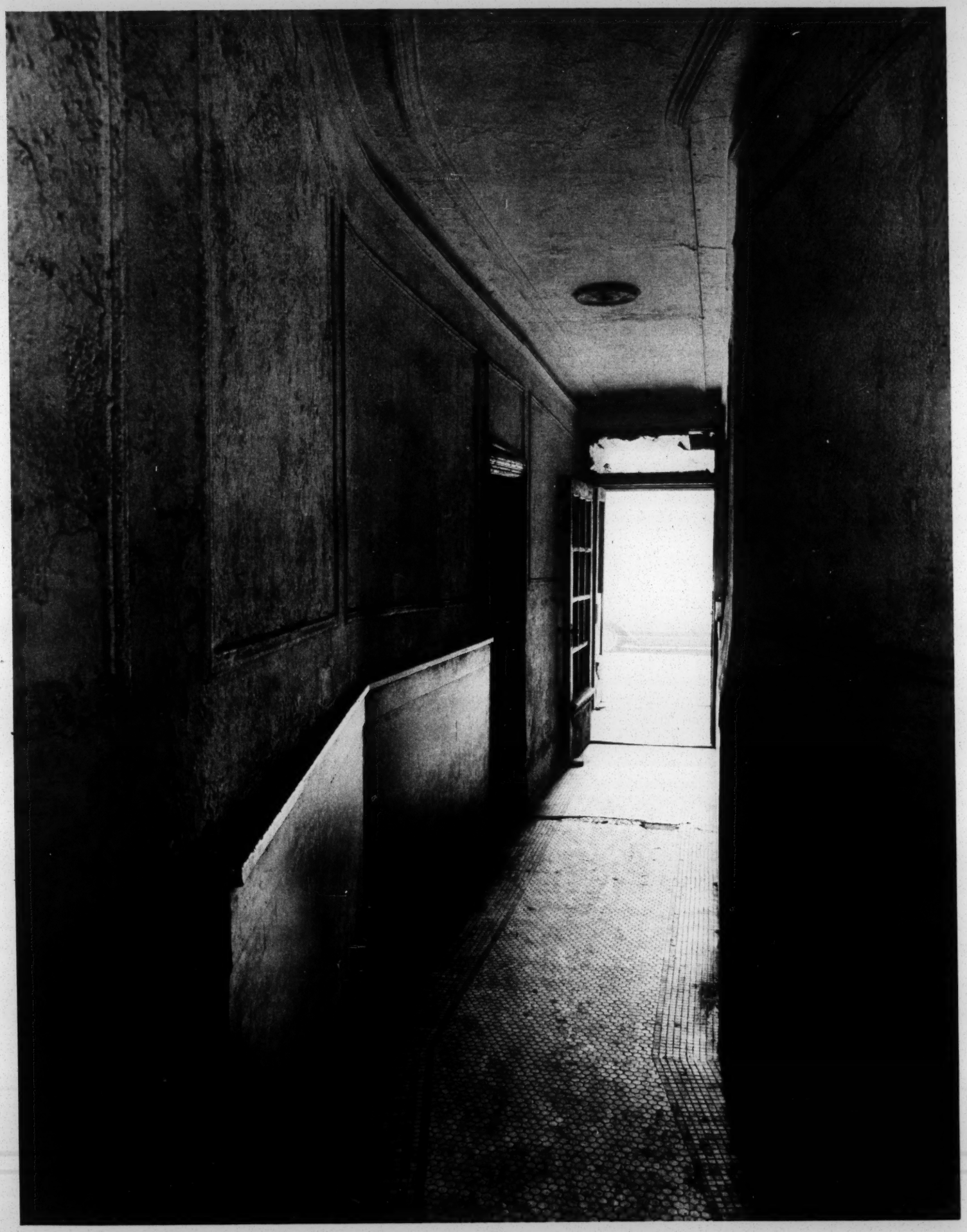
* Not including full basement



PREMISES
305-307 EAST 102ND STREET
MANHATTAN
NEW YORK CITY

TYPICAL FLOOR PLAN
2ND THRU 6TH FLOORS
BEFORE ALTERATION

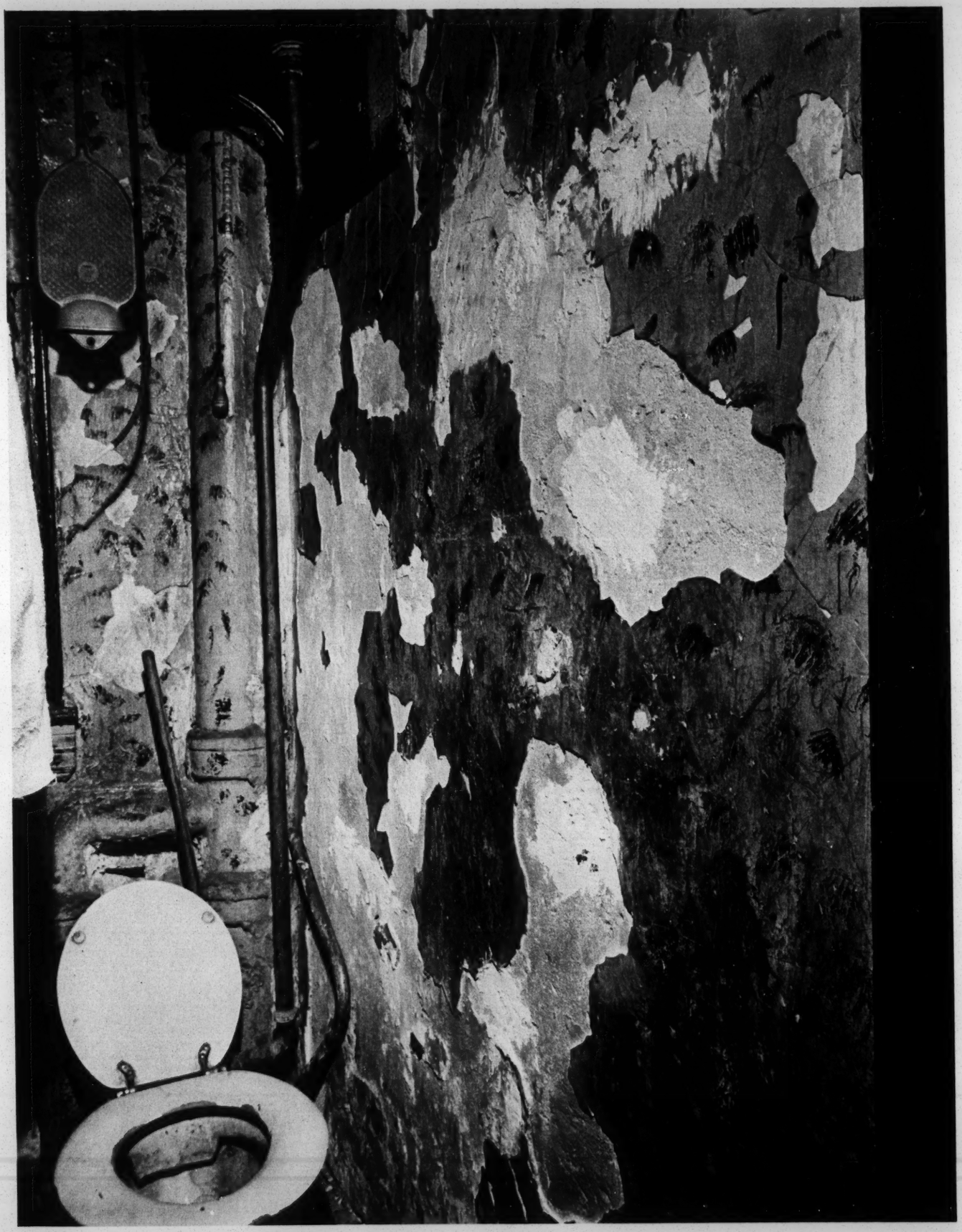
MAZZA & SEGCIA
ARCHITECTS
60 EAST 42ND ST
NEW YORK CITY



ENTRANCE HALL BEFORE REHABILITATION

TYPICAL LIVING ROOM BEFORE REHABILITATION

KITCHEN BEFORE REHABILITATION



TYPICAL BATHROOM BEFORE REHABILITATION

FIRST BUILDING

AT DEMOLITION STAGE

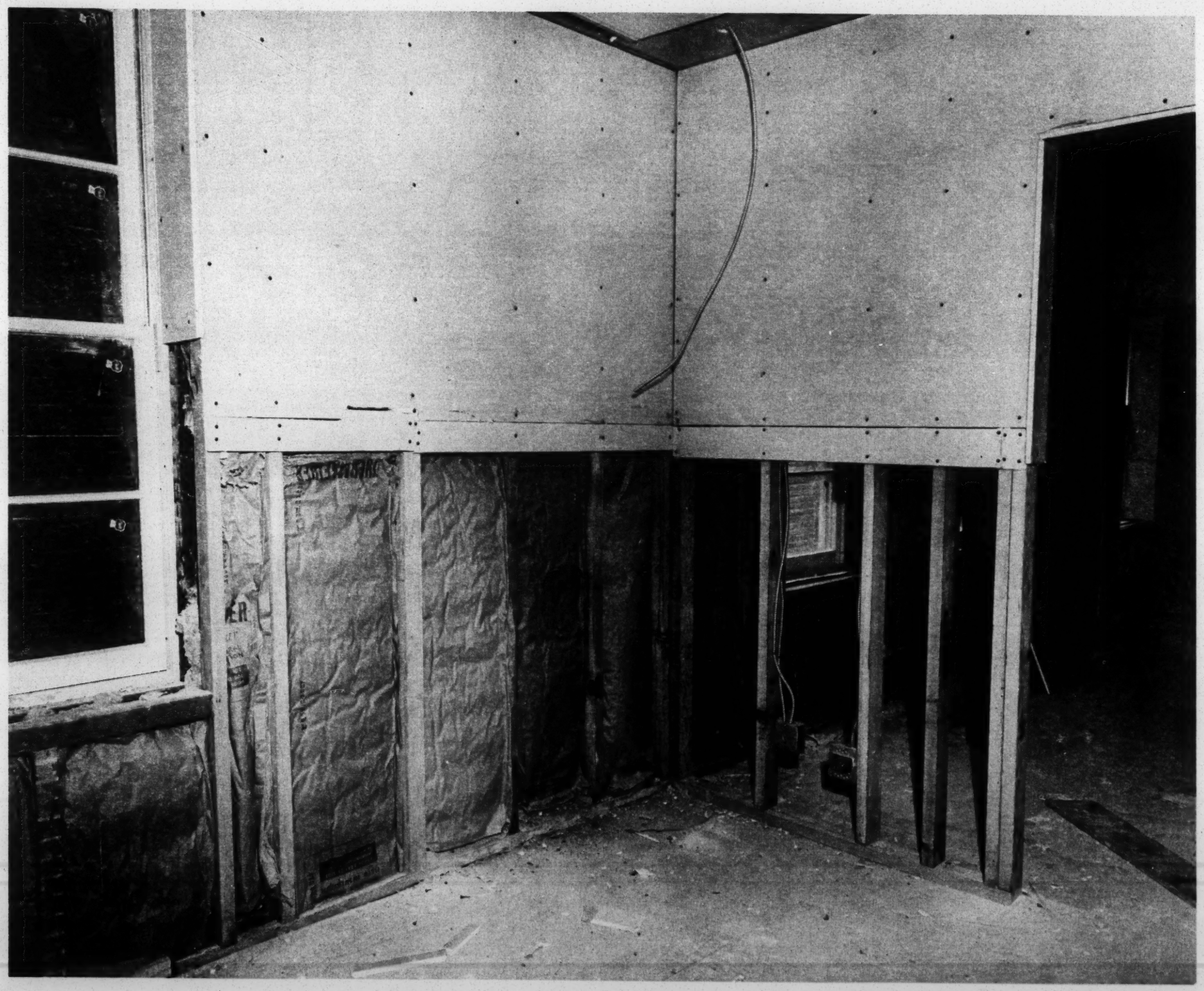
After architectural plans and specifications were prepared, the construction contract was awarded to a New York general contractor on a cost plus fee basis.

Prior to demolition, USG paid the tenants' moving expenses to other buildings in the project. All tenants had the choice to return to the first building after rehabilitation.

Demolition involved site removal of all interior plaster, lath, studs, windows, doors, plumbing, wiring, heating plant, store front, roof cornice and fire escapes.

After demolition, exterior and interior load-bearing walls, stairwells and wood floor joists remained.

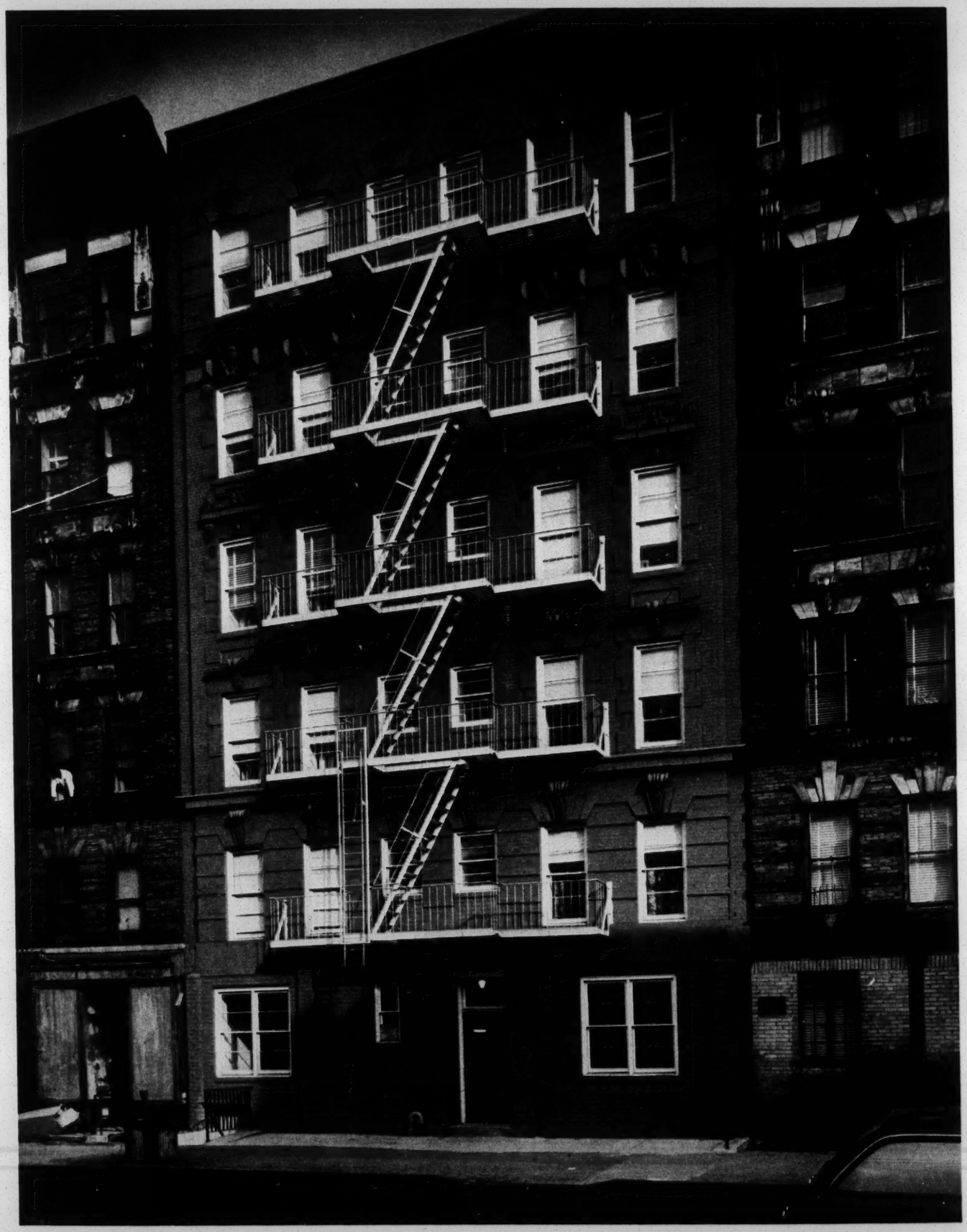
FIRST BUILDING - DEMOLITION



SIDEWALLS - 3" THERMAFIBER, PARTITIONS - 5/8" FIRECODE SHEETROCK

THERMALUX ELECTRIC HEATING SYSTEM IN APARTMENTS

CERAMIC TILE OVER W/R SHEETROCK WALLS - THERMALUX ELECTRIC HEAT CEILING



FIRST BUILDING AFTER REHABILITATION

FIRST BUILDING

AFTER REHABILITATION

A six-story walk-up building completely rehabilitated. Twenty-four apartments (18 one-bedroom, 6 two-bedroom) with full kitchen, bath, electric heat, asphalt tile floors, finished walls and ceilings, new windows, doors and sound system to front door. A structurally sound apartment building with no code violations.

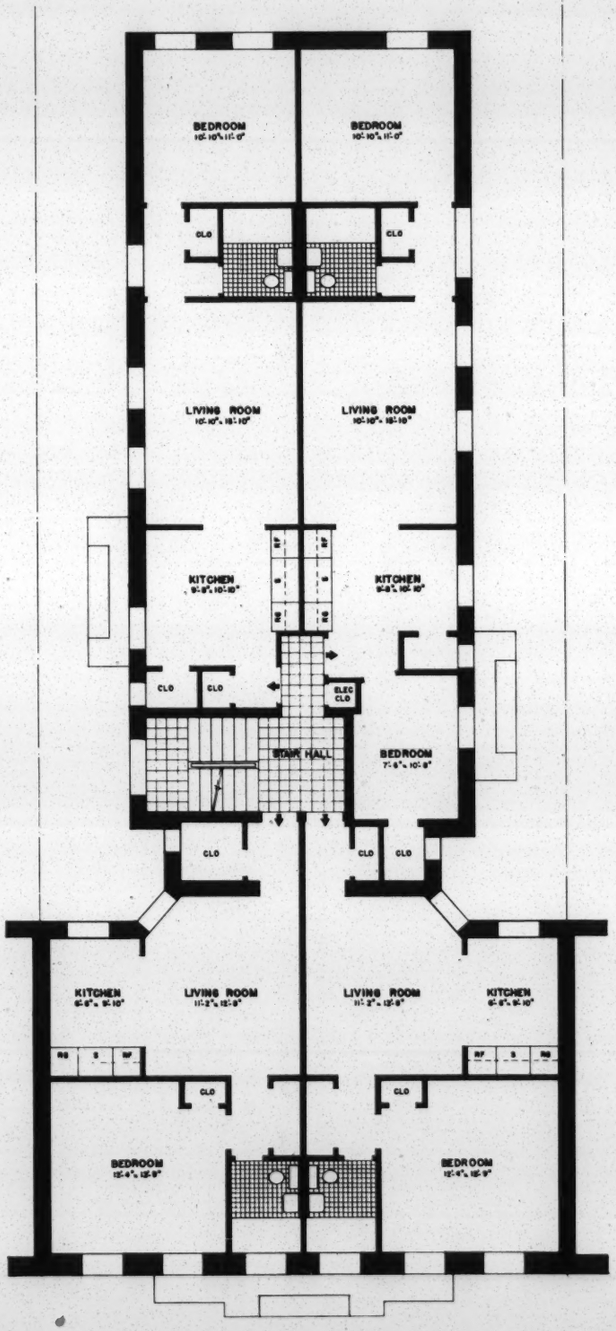
EXTERIOR

Area	Reconstruction	USG Products
Masonry - Concrete	Pointing, Pargeting	Mortaseal* Lime
Fire Escapes	New	USG* Vinyl Paint
Roof	Repair, new flashing	

INTERIOR

Brick Walls	Pargeting	Structolite* Plaster
Sidewalls	Furred	½" SHEETROCK*
Sidewalls	Insulation	3" THERMAFIBER*
Party Walls	Wood Studs 16" o.c.	5/8" FIRECODE* SHEETROCK (double layer)
Partitions	Wood studs 16" o.c.	5/8" FIRECODE SHEETROCK Bath - W/R* SHEETROCK
Ceilings	Heating Unit	THERMALUX* Electric Heat
Ceiling (roof)	Insulation	6" THERMAFIBER
Floors	Floor Leveling	Mastical Gypsum Cement
Gratings	Decorative	USG Expanded Metals
Surface Finish	Exterior Masonry	USG Vinyl Paint
Surface Finish	Walls, Partitions, Ceilings	PERF-A-TAPE* System USG Vinyl Paint
Surface Finish	Public Hall areas	USG Epoxy Paint
Surface Finish	Wood Trim	USG Semi-Gloss Enamel

* Reg. U.S. Pat. Off.



TYPICAL FLOOR PLAN

3RD THRU 6TH FLOORS

AFTER ALTERATION

PREMISES
305-307 EAST 102ND STREET
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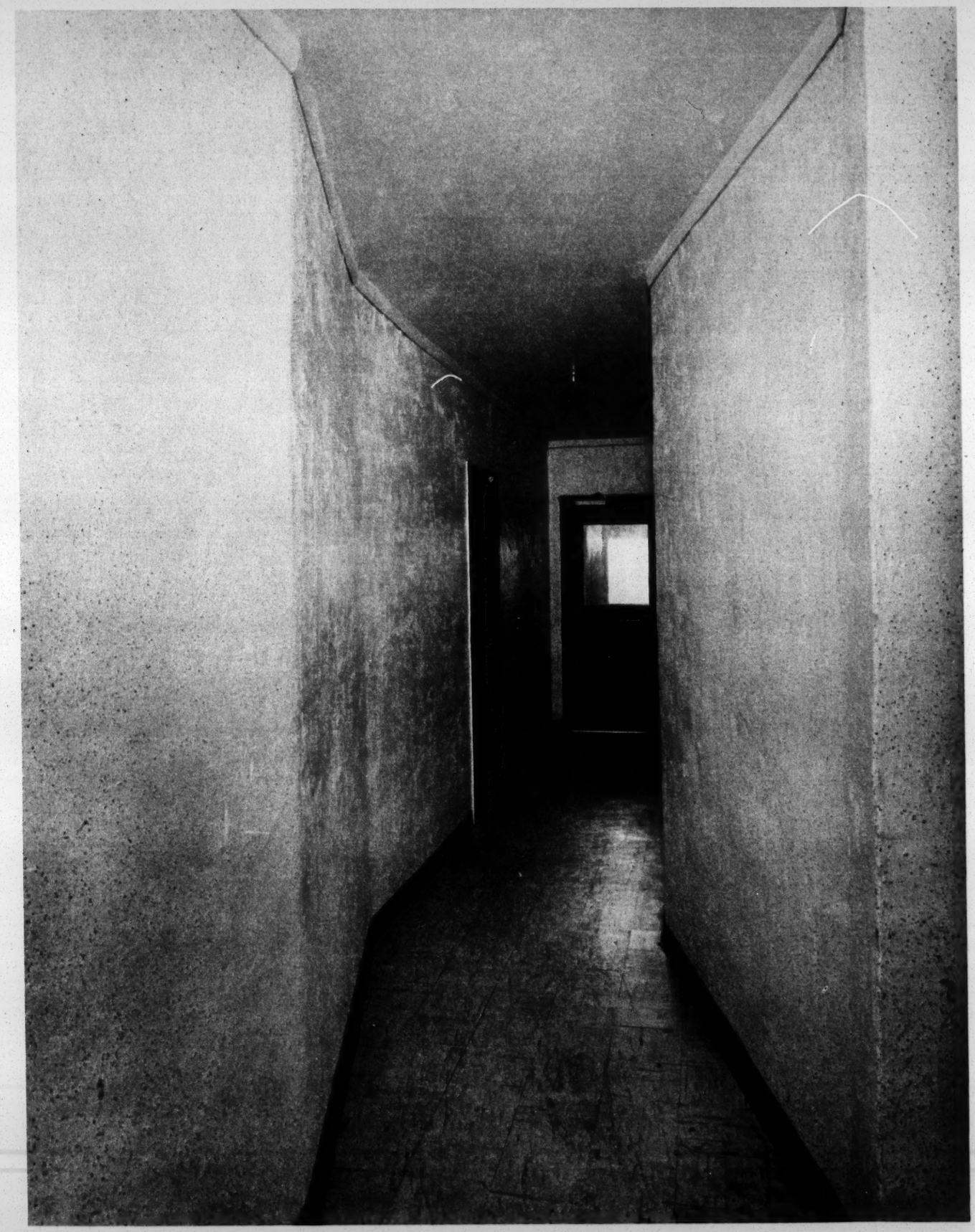


ENTRANCE HALL FINISHED WITH USG EPOXY PAINT

DESCRIPTION: A new development in paint products featuring an extremely hard surface and high gloss "ceramic-like" appearance. The system provides a tough, highly sanitary finish with outstanding impact and abrasion resistance.

APPLICABILITY TO REHABILITATION: Epoxy paint was used in public areas in the first building. It is especially applicable to rehabilitation jobs because:

- It provides an extremely durable surface.
- It can be washed down easily and frequently, saves on maintenance costs.
- It has outstanding impact and abrasion resistance.
- It is resistant to mildew, fungi, alkalis and acids.

APPLICATION: In Building #1, an acryllic epoxy was used in the halls and public areas. It was not used inside apartments because New York law requires repainting of apartments every three years and it is thus more economical to use regular paints in these areas.

Existing plaster was uneven and patched. It had to be taken off down to the brick. A washcoat of Structolite plaster was used over the raw bricks to prepare the surface. Then two coats of USG Epoxy Enamel were applied. An attractive appearance was obtained by spraying black and yellow paint over a white base, providing a spatter effect.

MASTICAL FLOOR LEVELING UNDER ASPHALT TILE

PRODUCT INNOVATION . . . . . MASTICAL FLOOR LEVELING

DESCRIPTION: MASTICAL is a gypsum cement mixed with an asphalt emulsion and sand. It can be used for leveling any uneven floor.

APPLICABILITY TO REHABILITATION: Floors of older deteriorated buildings are often uneven and patched, and must be leveled before finish material is applied. Various products have been used for this purpose, among them plywood, Portland cement, certain plastic materials. MASTICAL has proved best for rehabilitation because it is cheaper than plywood and sets more quickly than Portland cement and the plastic materials. It is recommended for rehabilitation work because:

- MASTICAL is economical.
- It sets up very quickly. Heavy structural loads can be put on the floor within 8 hours. (This cannot be done with any other floor leveling.)
- Floor covering can be applied directly to it.

APPLICATION: The original 1" T&G wood floors were deflected. These were shored up and patched. Wire mesh was put down and MASTICAL troweled on. Asphalt tile was laid over the MASTICAL.

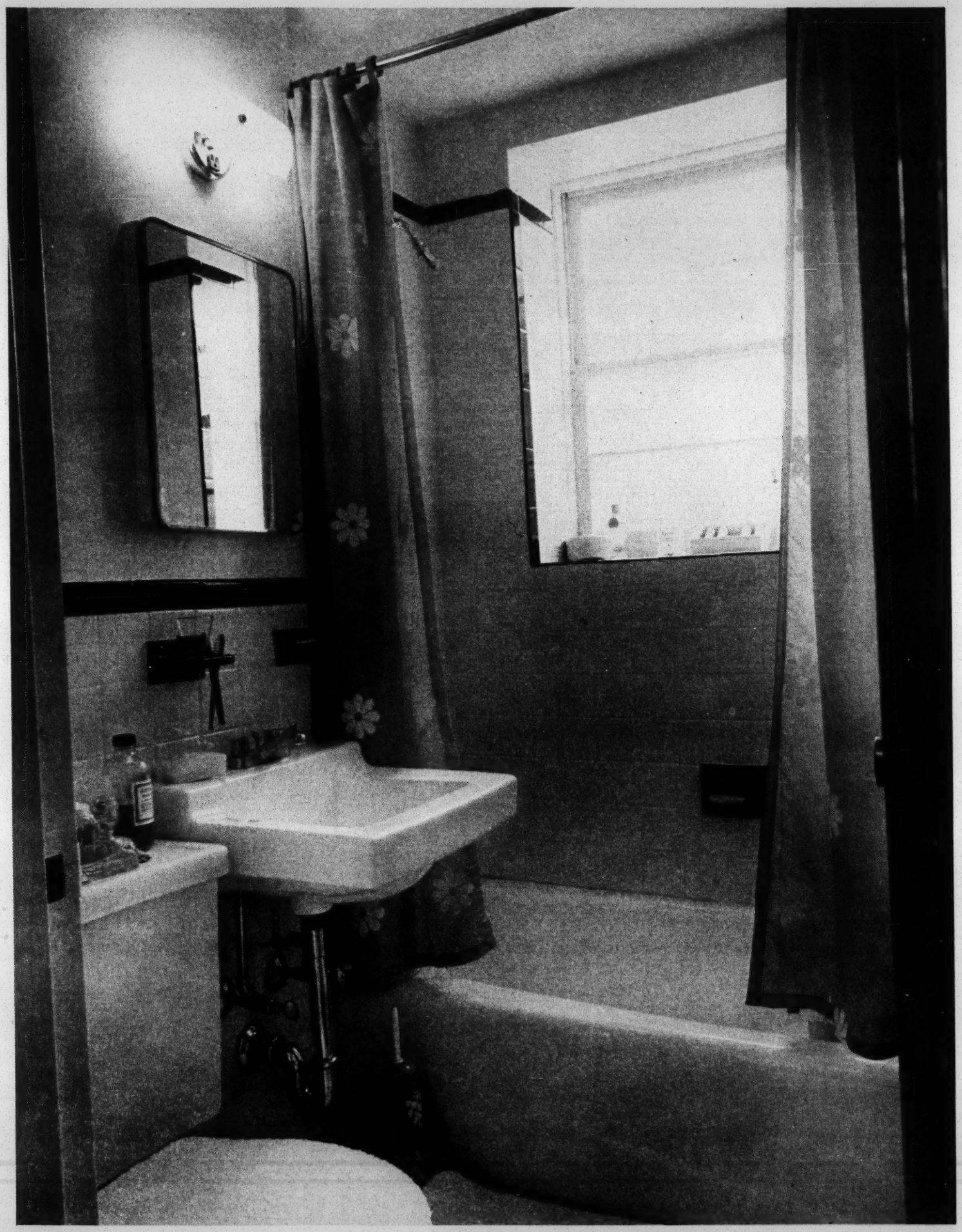
NEW REFRIGERATOR, RANGE, CABINETS, SINK - THERMALUX ELECTRIC HEAT CEILING

DESCRIPTION: USG's THERMALUX Electric Heating System, used in the first building, is a cableless ceiling heating system employing the principle of radiant heating. THERMALUX ceiling panels provide a new ceiling as well as a new heating system since both go in at the same time. Each panel contains a single, large-area wireless resistor, providing the exact amount of heat needed for comfort while operating at 100 degrees--almost as low as natural body temperature.

APPLICABILITY TO REHABILITATION: THERMALUX was found to be particularly well suited to rehabilitation. Features of the system which make it applicable:

- Initial installation costs much lower than replacement expense on hot water boiler with risers and radiation equipment.
- Reduced cost for maintenance or janitorial service versus typical hot water heat.
- New ceilings obtained by furring below existing ceiling and installing THERMALUX.
- Furred space of ceiling provided area to economically run new plumbing and electrical wiring.
- Space in apartments critical, no loss when THERMALUX specified.
- Security aspects of THERMALUX are excellent for this type neighborhood--it's tamper-proof and non-removable.

APPLICATION: THERMALUX heating panels were installed by carpenters and wired by electricians. A central meter was installed for the entire building and landlord billed for heating costs. Each apartment was given separate thermostat so that tenants could regulate temperature according to individual need. The system is flexible, however, so that each apartment can be on a separate meter, and each room can be separately thermostated.



NEW TUB, SHOWER, SINK, STOOL, MEDICINE CABINET

COST SUMMARY

ITEM	TOTAL COST
Acquisition	$ 30,000
Design - Planning	3,710
Demolition	13,434
Masonry - Concrete	9,081
Fire Escapes	3,831
Carpentry	57,346
Ceramic Tile	3,852
Painting	8,000
Roofing - Sheet Metal	1,450
Plumbing	24,250
Electrical	20,090
Caulking - Weatherstripping	250
Kitchen Equipment	6,820
Flooring	9,885
Dampproofing - Insulation	2,700
Moving Tenants	2,180
Owners General Conditions [1]	2,000
Contractors General Conditions [2]	19,740
Unassigned	400
Total Rehabilitation Cost	$ 219,019
Average Cost Per Unit	9,125

1. Not including insurance, sponsor fee value, management services, interest value on capital funds, promotion costs.

2. Including superintendent, casual labor, tax, fees, permits, security cost plus fee basis.

USG REHABILITATION PRODUCTS REQUEST

I am interested in the following USG products:

- ☐ FIRECODE SHEETROCK
- ☐ THERMALUX ELECTRIC HEAT
- ☐ MASTICAL GYPSUM CEMENT
- ☐ USG EPOXY PAINT
- ☐ THERMAFIBER INSULATION
- ☐ W/R SHEETROCK
- ☐ STRUCTOLITE PLASTER
- ☐ MORTASEAL LIME
- ☐ USG EXPANDED METALS
- ☐ USG PAINT

☐ OTHER _____

Name _____

Firm _____

Address _____

City _____ State _____ Zip _____

Phone _____

Postage Will be Paid by Addressee

No Postage Stamp Necessary If Mailed in the United States

BUSINESS REPLY CARD

1st Class Permit No. 760 • Chicago, Illinois

UNITED STATES GYPSUM COMPANY

101 SOUTH WACKER DRIVE

CHICAGO, ILLINOIS 60606

DEPT. #138

FIRST BUILDING

REHABILITATION
SUMMARY

FINANCIAL RESULTS

JANUARY - 1965: The first building was a slum tenement unfit for human habitation. Value - $30,000 (land appraisal)

JULY - DECEMBER, 1965: The first building was completely rehabilitated. Cost - $189,019 plus $30,000 land appraisal. Investment - $219,019.

JANUARY - 1966: The first building is a structurally sound 24-unit apartment building, fully occupied with a $22,700 gross annual rental. Appraised value: $300,000.

TENANT DATA

	Before Rehabilitation	After Rehabilitation
TOTAL OCCUPANCY	33	62
OCCUPANCY: ADULTS	~~17~~ 18	41
OCCUPANCY: CHILDREN	15	21
AVERAGE NUMBER IN HOUSEHOLD	3	3
AVERAGE YEARS IN RESIDENCE	8	--
MEDIAN INCOME (wk)	$ 60	--
MEDIAN RENT (mo)	$ 11	$ 78
NUMBER RETURNING TO SAME BUILDING OR REMAINING IN BLOCK		45

U. S. Department of Housing and Urban Development

Washington, D. C.

URBAN STUDIES FELLOWSHIP PROGRAM

July 1969

PURPOSE

The HUD Urban Studies Fellowship Program is a response to a critical national need for trained urban generalists and specialists. Its purpose is twofold: 1) to attract the most capable persons to the expanding field of urban development; and 2) to encourage institutions to initiate innovative programs, and to support those programs which approach the challenge of urban development from the economic and social, as well as physical, points of view.

ELIGIBLE CANDIDATES

Students accepted or enrolled for full-time study as candidates for a graduate degree in an eligible program. Applicants must be United States citizens or non-citizen nationals, or non-citizens who have applied for United States citizenship or have obtained a permanent residence visa.

ELIGIBLE PROGRAMS

Awards are made in graduate degree programs of study in public and private non-profit institutions in such fields as city and regional planning, urban affairs, urban public administration, urban sociology, urban law, and other similar programs which are oriented to public service careers in urban affairs. Such programs must be academically accredited and have submitted to HUD an assurance of compliance with Title VI of the Civil Rights Act of 1964. Only programs in the United States, Puerto Rico, and its overseas possessions are eligible.

Most awards are for the master's or other first professional degree. Only a limited number of awards for doctoral study are made.

Individuals apply directly to HUD. Fellowships are awarded by the Secretary of Housing and Urban Development upon the recommendation of the Urban Studies Fellowship Advisory Board, composed of nine members from public and private universities and national organizations. Awards are announced April 1 of each year for study to begin during following academic year.

STIPEND AND ALLOWANCES

Up to $3,000 per year, plus $500 for each dependent up to two. Tuition and fees are paid directly to the Institution by HUD.

APPLICATIONS AND FURTHER INFORMATION

Further information and applications for HUD Fellowships may be obtained by writing to this address:

Urban Studies Fellowship Program
Community Development Training Division
U. S. Department of Housing and Urban Development
Washington, D. C. 20410

Applications are planned to be available in October.

NUMBER OF AWARDS AVAILABLE

Between 100 and 110 fellowships are awarded each year. Of these, between 30 an are ordinarily renewals of fellowships awarded the previous year.

ELIGIBLE INSTITUTIONS

Partial lists of available graduate programs in city planning, urban studies and related fields may be found in the Guide to Graduate Studies, published by the American Council on Education, and in the annual listing of "Earned Degrees Conferred" prepared by the U. S. Office of Education. All graduate programs which emphasize the social, economic and physical aspects of urban development are eligible to participate in the HUD Fellowship Program.

The following institutions and departments participate in the HUD Fellowship Program for the 1969-70 academic year. The list of participating institutions and departments CHANGES SOMEWHAT FROM YEAR TO YEAR.

California

University of California, Berkeley
- Department of City and Regional Planning
- School of Social Welfare
- Department of Economics
- School of Public Affairs

University of Southern California
- Graduate Program in Urban and Regional Planning

Stanford University
- School of Law

Colorado

University of Colorado
- Institute of Public Administration

Connecticut

Yale University
Department of City Planning;
Department of Architecture;
Department of Epidemiology and Public Health

District of Columbia

American University
School of Government and Public Administration

Howard University
Graduate Program of City and Regional Planning;
School of Social Work

Florida

Florida State University
Department of Urban & Regional Planning

Georgia

Georgia Institute of Technology
Graduate City Planning Program

Hawaii

University of Hawaii
Department of Economics

Illinois

University of Chicago
Center for Urban Studies;
School of Social Service Administration

Indiana

Purdue University
School of Civil Engineering

Iowa

University of Iowa
Graduate Program in Urban and Regional Planning

Kansas

University of Kansas
Department of Political Science

Maryland

University of Maryland
School of Social Work

Massachusetts

Boston College
Community Organization and Social Planning Sequence

Brandeis University
Florence Heller Graduate School for Advanced Studies in Social Welfare

Harvard University
Graduate School of Design;
The Law School

Massachusetts Institute of Technology
Department of City and Regional Planning;
Department of Civil Engineering;
Department of Architecture

Michigan

University of Detroit
School of Law

University of Michigan
Institute of Public Policy Studies
School of Social Work

Michigan State University
School of Urban Planning and Landscape Architecture

Wayne State University
Department of Economics;
School of Social Work

Missouri

University of Missouri
Department of Regional and
Community Affairs

Montana

University of Montana
Department of Sociology and
Social Welfare

New Jersey

Princeton University
Woodrow Wilson School of
Public and International Affairs;
Department of Sociology

Rutgers, The State University
Department of City and Regional
Planning

New York

Columbia University,
School of Architecture
School of Social Work

Cornell University
Department of City and Regional
Planning
Graduate School of Business and
Public Administration

Hunter College of the City University
of New York
Graduate Program in Urban Planning

New York University
Graduate School of Public Administration

Syracuse University
Maxwell School of Citizenship and
Public Affairs

North Carolina

University of North Carolina
Department of City and Regional
Planning

Ohio

Ohio State University
Division of City and
Regional Planning

Pennsylvania

Pennsylvania State University
Institute of Public Administration

University of Pittsburgh
Graduate School of Public
and International Affairs

Texas

University of Texas
Department of Community and
Regional Planning

Virginia

University of Virginia
Department of Government
and Foreign Affairs

Washington

University of Washington
Graduate School of Public
Affairs
Department of Economics

Wisconsin

University of Wisconsin
Urban Land Economics Program

University of Wisconsin-Milwau
Department of Urban Affairs

The following publications provide additional information on career and educational opportunities in the field of urban affairs:

Career and Educational Opportunities in The Urban Professions

Careers Bulletin Editor
Graduate School of Public and International Affairs
University of Pittsburgh
Pittsburgh, Pennsylvania 15213
Price - one dollar

Community Development: A Director of Academic Curriculums Throughout the World (including course descriptions)

Department of Regional and Community Affairs
School of Social and Community Services
University of Missouri
Columbia, Missouri 65201

A Directory of Urban Research Study Centers

Superintendent of Documents
U. S. Government Printing Office
Washington, D. C. 20402
Price - 25 cents

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

JUN 1 1970.

OFFICE OF THE ASSISTANT SECRETARY
FOR METROPOLITAN DEVELOPMENT
Office of Small Town Services
and Intergovernmental Relations

IN REPLY REFER TO:

This is in response to your recent request for information on the HUD Urban Studies Fellowship Program.

The Urban Studies Fellowship Awards are made by the Secretary of Housing and Urban Development upon the recommendation of the Urban Studies Fellowship Advisory Board, composed of nine members from public and private universities and national organizations.

Grants are made for full-time graduate study, primarily in fields involved in the social, economic, and physical development problems of urban areas, with emphasis on the coordination of the physical and social aspects of community development. The programs of study should be oriented to careers in city and regional planning housing, urban renewal, community development, and other types of urban public service.

Urban studies fellowships allow a stipend of up to $3,000 plus a dependency allowance of $500 for each of up to two dependents. Tuition and fees are paid directly to the university by HUD.

Enclosed is additional information on the HUD Fellowship Program. The closing date for receiving applications for awards for study during the 1970-71 academic year was January 15. Awards will be announced April 1. Application kits for the 1971-72 academic year will be available around September or October of this year.

Sincerely,

Sandra J. Watson

catalog of publications

UNITED STATES COMMISSION ON CIVIL RIGHTS 1970

U.S. COMMISSION ON CIVIL RIGHTS

The U.S. Commission on Civil Rights is a temporary, independent, bipartisan agency established by Congress in 1957 and directed to:

Investigate complaints alleging that citizens are being deprived of their right to vote by reason of their race, color, religion, or national origin, or by reason of fraudulent practices;

Study and collect information concerning legal developments constituting a denial of equal protection of the laws under the Constitution;

Appraise Federal laws and policies with respect to equal protection of the laws;

Serve as a national clearinghouse for information in respect to denials of equal protection of the laws; and

Submit reports, findings, and recommendations to the President and the Congress.

catalog of publications

UNITED STATES COMMISSION ON CIVIL RIGHTS 1970

Commission publications in print may be obtained at the office of the U.S. Commission on Civil Rights, 1405 Eye Street N.W., Washington, D.C. 20425 or, where price is indicated, may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C., 20402. Publications not otherwise available may be found for reference reading in the library of the Commission on Civil Rights.

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PUBLICATIONS IN PRINT

Statutory and Interim Reports

Justice. Volume 5 of Statutory Report for 1961. Discusses unlawful police violence, "private" violence, Federal criminal sanctions, State and local remedies, jury exclusion, problems of American Indians, their legal and minority status. Includes findings and recommendations. 1961. 307 pp.
Catalog No. CR1.1:961/v.5 (Vols. 1–4 out of print)

Civil Rights, 1963. Contains sections on voting, education, employment, housing, administration of justice, health facilities and services, civil rights problems in urban areas, the Negro in the Armed Forces, and the Commission's State Advisory Committees. Includes statistics, findings, recommendatons, and a table showing legislative action taken on Commission recommendations. 1963. 268 pp.
Catalog No. CR1.1:963

Freedom to the Free/Century of Emancipation, 1863–1963. Places recent developments of civil rights within their historical context. Covers the progress of the Negro in America from the early days of slavery through the Civil War and the Reconstruction Period to 1963. Bibliography and table of cases are appended. 1963. 246 pp. $1.
Catalog No. CR1.2:F87

Law Enforcement: A Report on Equal Protection in the South. Presents information on local law enforcement practices and procedures as they relate to Negroes and civil rights advocates in selected Southern communities gathered during Commission field investigations in four Southern States and a public hearing in Mississippi in 1965. Includes recommendations for enactment of new Federal criminal and civil legislation to protect individuals exercising constitutionally protected rights and for revision of Federal policy on the use of Federal law enforcement officers. 1965. 188 pp. $0.75.
Catalog No. CR1.2:L41

Equal Opportunity in Farm Programs. Appraises the services of the U.S. Department of Agriculture through the Cooperative Extension Service, the Farmers Home Administration, the Soil Conservation Service, and the Agricultural Stabilization and Conservation Service emphasizing the problems of rural Negro families in respect to these programs. Includes findings and recommendations. 1965. 136 pp. $0.60.
Catalog No CR1.2: F22

Voting in Mississippi. Analyzes findings of 1964 Commission field investigations and a Commission hearing in Mississippi in 1965. Recommends Federal voting legislation and a program to encourage all persons to exercise their constitutional right to vote. 1965. 80 pp. $0.35.
Catalog No. CR1.2: V94

The Voting Rights Act of 1965: The First Months. Appraises the early effects of the Voting Rights Act of 1965 primarily in States in which Federal examiners have been stationed. Evaluates the administration of the act by the Department of Justice and the Civil Service Commission. Includes recommendations. 1965. 19 pp.
Catalog No. CR1.2: V94/2

Title VI—One Year After. Evaluates the first year of operation of Title VI of the Civil Rights Act of 1964 as it relates to health and welfare services in selected communities in the South. Examines the role of the Federal Government in assuring compliance with the title, which requires nondiscrimination in federally assisted programs. Includes findings and recommendations. 1965. 51 pp.
Catalog No. CR1.2: C49/3

Children in Need. A study of a federally assisted program of aid to needy families with children in Cleveland and Cuyahoga County, Ohio. 1966. 59 pp.
Catalog No. CR1.2:F21

Racial Isolation in the Public School. A two-volume comprehensive study prepared at the request of President Lyndon B. Johnson, covering the extent of racial isolation in the Nation's public schools, evaluating its deleterious effects on young people, and assessing existing and proposed remedies. 1967. Vol. I. 286 pp. $1.
Catalog No. CR1.2: Sch6/12/v.1

Racial Isolation in the Public Schools. Appendix to Volume I. 1967. Vol. II. 295 pp. $1.
Catalog No. CR1.2: Sch6/12/v.2

Southern School Desegregation 1966–67. An analysis of information relating to school desegregation of students and faculty in the Southern and border States during the 1966–67 school year. 1967. 169 pp. $0.55.
Catalog No. CR1.2: Sch6/13

A Time to Listen—A Time to Act. A summary of testimony given at Commission hearings and statements made at open meetings in urban centers by ghetto dwellers which provide insights into what slum residents think and feel about the conditions in which they live, about white people, about government, and about American society. 1967. 136 pp. $0.45.
Catalog No. CR1.2: T48

Political Participation. A study of Negro participation in the electoral and political processes in 10 Southern States since the passage of the Voting Rights Act of 1965. 1968. 256 pp. $0.75.
Catalog No. CR1.2: P75/3

For ALL The People—By ALL The People. A qualitative and quantitative survey of minority group employment in State and local government indicating a national responsibility for making a government *for* all the people a government *by* all the people. Based on material gathered by Commission staff in seven representative metropolitan areas throughout the country. Includes recommendations for corrective action. 1969. 291 pp. $1.50.
Catalog No. CR1.2: P39

Mexican Americans and the Administration of Justice in the Southwest. Presents information on alleged discriminatory practices by law enforcement agencies and judiciary bodies against Mexican Americans based on Commission hearings, State Advisory Committee meetings, and staff investigations. Includes recommendations for specific Federal legislation to eradicate prevalent practices and institute procedures to further the civil rights of Mexican Americans. 1970. 148 pp. $1.25.
Catalog No. CR1.2: M57/2

Federal Installations and Equal Housing Opportunity. The first in a series of publications which will explore the current status of equal opportunity in housing as it relates to various aspects of Federal policy. Analyzes the issue of Federal site selection in the location of Federal installations with respect to lower-income and minority group housing. Includes recommendations for corrective action. 1970. 37 pp. $0.45.
Catalog No. CR1.2: H81/10

Clearinghouse Publications

Civil Rights Under Federal Programs. An analysis of Title VI of the Civil Rights Act of 1964, citing types of discrimination prohibited and describing compliance procedures for enforcement. 1965. 15 pp.
CHP No. 1

Equal Opportunity in Hospitals and Health Facilities. Summarizes civil rights policies under the Hill-Burton Program. Includes an explanation of changes resulting from the Civil Rights Act of 1964. 1965. 11 pp.
CHP No. 2

Equal Opportunity in Farm Programs. Summarizes the findings and conclusions contained in the Interim Report on Equal Opportunity in Farm Programs. 1965. 10 pp.
CHP No. 3

The Voting Rights Act of 1965. Summarizes the major provisions of the act. Includes the complete text of the legislation. 1965. 10 pp.
CHP No. 4

Equal Employment Opportunity Under Federal Law. Explains the coverage provided for equal employment opportunity under Federal policies and legislation. Identifies Federal and State agencies responsible for implementation and gives procedures for redress available to persons alleging discriminatory treatment in employment. 1966. 32 pp. $0.25.
CHP No. 5

Federal Rights Under School Desegregation Law. Answers the questions most frequently asked by persons seeking clarification and interpretation of the school desegregation law. Includes Revised Statement of Policies for School Desegregation Plan Under Title VI of the Civil Rights Act of 1964 issued by the U.S. Office of Education. 1966. 26 pp.
CHP No. 6

Compliance Officer's Manual. A handbook of compliance procedures under Title VI of the Civil Rights Act of 1964 for guidance of individuals who are assigned compliance responsibility. 1966. 52 pp.
CHP No. 6

Racial Isolation in the Public Schools. A summary of the Commission's report on the major findings in its two-volume study **Racial Isolation in the Public Schools.** 1967. 22 pp.
CHP No. 7

Schools *Can* Be Desegregated. An explanation of some of the techniques used or being planned to achieve school desegregation. 1967. 16 pp. $0.15.
CHP No. 8

Education Parks. Appraisals by six nationally known educators of an innovative educational technique to provide quality education for all children on a desegregated basis. 1967. 109 pp. $0.35.
CHP No. 9

Employment Testing: Guide Signs, Not Stop Signs. Examines job testing procedures as measurements for nondiscriminatory hiring; evaluates their possible dangers; suggests possibilities for alternate techniques; and reports on successful efforts by industry to reform the test. Prepared for the Commission by Myron Kandel, editor of the New York Law Journal. 1968. 30 pp. $0.20.
CHP No. 10

Mobility in the Negro Community: Guidelines for Research on Social and Economic Progress. A research paper prepared for the Commission by Dr. Eli Ginzberg, director of the Conservation of Human Resources Project at Columbia University, and his associate, Dr. Dale L. Hiestand. Evaluates data on the social and economic mobility of lower and middle class Negroes, describes the social and economic factors that influence the rate of upward mobility; suggests research methods analyzing current hypotheses on widening gaps within the Negro community and between the Negro and white communities; and indicates additional data required to carry out research strategy. 1968. 26 pp. $0.30.
CHP. No. 11

Process of Change: The Story of School Desegregation in Syracuse, N.Y. A description of the processes by which public schools in Syracuse, N.Y. are being successfully desegregated by cooperation of school officials, faculties, and members of the Negro and white communities. 1968. 16 pp. $0.30.
CHP No. 12

Who Will Listen? A brochure containing information on where and how to file complaints involving alleged violations of civil rights. 1968. 16 pp. $0.20. Spanish version *"Quien Le Oira¿"* is available at Commission.
CHP No. 13

Cycle to Nowhere. A narrative account of denial of equal economic opportunity for Negroes in Alabama based on the Commission's 1968 Alabama hearing. This publication was prepared for the Commission by Paul Good, author and journalist, who has written extensively on civil rights matters in the South. 1968. 55 pp. $0.60.
CHP No. 14

Civil Rights Directory. This revised and expanded Directory has been compiled by the Commission under its clearinghouse function. It covers: Section A: Federal officials who are responsible for implementation of civil rights practices; Section B: Federal officials with liaison responsibility for programs of special interest to Spanish-speaking people; Section C: National private organizations with civil rights programs; Section D: Official State agencies with civil rights responsibilities; Section E: Official County and Municipal agencies with civil rights responsibilities. All information in the Directory is based on that supplied by the agencies and organizations. Government and commercial telephone listings are included. 1970. 195 pp.(*Price not available at this printing*)
CHP No. 15

Jobs and Civil Rights (With Supplement). A research paper prepared for the Commission under the direction of Richard R. Nathan, then research assistant at the Brookings Institution. Examines the implementation of policies of the Federal Government to provide equal opportunity in private employment for members of minority groups. Supplement contains official correspondence, a staff memorandum, and staff testimony before an ad hoc committee of the House of Representatives. 1969. 324 pp. $2.50 Supplement. 46 pp. $0.70.
CHP No. 16

Equal Employment Opportunity Under Federal Law. A current version of the Commission's Clearinghouse Publication No. 5 which presents an up-to-date guide on Federal Law prohibiting discrimination on the basis of race, color, religion, or national origin in public and

private employment. Gives detailed information on procedures for filing complaints of alleged discrimination. 1969. 39 pp. $0.25.
CHP No. 17

Summary of *For ALL The People . . . By ALL The People.* A condensation of the Commission's statutory report on this title emphasizing its major findings. 1969. 32 pp. $0.25.
CHP No. 18

Stranger In One's Land. A vignette of the Mexican American's efforts to free himself from the denial of equal opportunity which has been an historical factor in his life, primarily in the five Southwestern States that have the largest Mexican American populations in the country. Prepared for the Commission by Reubén Salazar and based on personal experience and the Commission's 1968 San Antonio hearing. 1970. 56 pp: $0.35.
CHP No. 19

Urban Series

(Under its clearinghouse function, the Commission has inaugurated the Urban Series which is specifically directed to the analysis of civil rights problems most frequently associated with urban situations.)

Racism in America. A discussion of covert racism in America pointing out that its hidden presence has a deterring influence on efforts to resolve the racial dilemma of the Nation. Prepared for the Commission by Anthony Downs, a major consultant to the Kerner Commission. Includes statements by Commissioners of the Commission on Civil Rights. Urban Series No. 1. 1970. 48 pp. $0.50.
CHP No. 20

The Woodlawn Organization. Describes the successful formation of an independent Model Cities Program in Chicago by a minority group community motivated by the unacceptability of the city's official Model Cities Plan. Prepared for the Commission by Beryl A. Radin, a Commission consultant. Urban Series No. 2. 1970. 28 pp. $0.25.
CHP No. 21

HEW and Title VI. An historical survey of the organization, policies,

and compliance procedures of the Department of Health, Education, and Welfare under Title VI of the Civil Rights Act of 1964. 1970. 80 pp. $0.45.
CHP No. 22

Civil Rights Brochure. An explanation of the structure and statutory functions of the Commission explaining its organization, listing its officers, and describing the scope of its program. 8 pp.
CHP No. 23

Civil Rights Digest. A quarterly publication which offers significant information on civil rights matters by presenting articles on current events, reports of Government and non-Government activities, book reviews, and analyses of civil rights developments in all sections of the Nation. $0.35.

Transcripts of Commission Hearings and Conferences

Transcripts of testimony received at Commission hearings and discussions at conferences concerning denial of equal rights in the areas of administration of justice, education, employment, health facilities and services, housing, public accommodations, and voting. Witnesses and discussants included representatives of Federal, State, and local agencies; of public and private civic organizations; of business, education, labor, and the professions; and private citizens.

Hearing Before the U.S. Commission on Civil Rights. Indianapolis, Ind. Mar. 29–30, 1963. (Unpublished transcript available for use only in the Commission library.)

Hearing Before the U.S. Commission on Civil Rights. Jackson, Miss. Feb. 16–20, 1965. Two volumes.
Vol. I on Voting. 284 pp. $1.
Catalog No. CR1.8:H35/965/v.1
Vol. II on Administration of Justice. 517 pp. $1.75.
Catalog No. CR1.8:H35/965/v.2

Hearing Before the U.S. Commission on Civil Rights. Cleveland, Ohio, Apr. 1–7, 1966 on education, employment, health, housing, police-community relations, and welfare. 895 pp. $2.75.
Catalog No. CR1.8:C59

Hearing Before the U.S. Commission on Civil Rights. Rochester, N.Y. Sept. 16–17, 1966 on racial isolation in the public schools of Rochester and Syracuse, N.Y. 361 pp. $1.
Catalog No. CR1.8:Sch6/2

Hearing Before the U.S. Commission on Civil Rights. Boston, Mass. Oct. 4–5, 1966 on racial isolation in the Boston public schools. 394 pp. $1.25.
Catalog No. CR1.8:Sch6/2

Hearing Before the U.S. Commission on Civil Rights. San Francisco, Calif., May 1–3, 1967, and **Oakland, Calif.** May 4–6, 1967 on education, employment, and housing discrimination against all minority groups in the area. 1,096 pp. $3.25.
Catalog No. CR1.8:H35/967

Hearing Before the U.S. Commission on Civil Rights. Montgomery, Ala. Apr. 27–May 2, 1968 on denial of equal economic opportunities for Negroes in agricultural programs, education, employment, health services, and welfare. 1,070 pp. $4.50.
Catalog No. CR1.8:H35/968

Hearing Before the U.S. Commission on Civil Rights, San Antonio, Tex., Dec. 9–14, 1968, on denial of equal opportunity to minority groups, primarily Mexican Americans, in the Southwest on administration of justice, education, employment, health services, and housing. 1,304 pp. $5.50.
Catalog No. CR1.8:M57.

Hearing Before the U.S. Commission on Civil Rights, St. Louis, Mo. Jan. 14–17, 1970, on denial of equal opportunity for Negroes in employment and housing in suburban areas. (*Price not available at this printing*)
Catalog No. CR1.8: Sa 21

Conference Before the U.S. Commission on Civil Rights. Washington, D.C., May 3–4, 1962, on problems of segregation and desegregation in the public schools from the educator's viewpoint. 200 pp.
Catalog No. CR1.8:Ed/962

State Advisory Committee Reports

State Advisory Committee Reports are not described in detail since the title of the publication indicates its content.

Equal Protection of the Laws in North Carolina 1962. 251 pp. $1.
Catalog No. CR1.2:N81/c

Report on Connecticut: Family Relocation Under Urban Renewal 1963. 74 pp.
Catalog No. CR1.2:C76

Report on California: Police-Minority Group Relations 1963. 40 pp.
Catalog No. CR1.2:P75

Report on Florida: General Background of Civil Rights in Specific Fields. 1963. 51 pp.
Catalog No. CR1.2:F66

Report on New Jersey: Survey of Civil Rights 1963. 62 pp.
Catalog No. CR1.2:N42j

Report on Arkansas: Education. 1963. 26 pp.
Catalog No. CR1.2:Ar4

Report on Maryland: Employment. 1964. 49 pp.
Catalog No. CR1.2:Em7

Report on Urban Renewal Programs and Their Effects on Racial Minority Group Housing in Three Iowa Cities. 1964. 49 pp.
Catalog No. CR1.2:I9

Report on Maine: Denial of Equal Opportunity in Rental Housing on Negroes in Portland and Bangor. 1965. 14 pp.
Catalog No. CR1.2:H81r

Report on Minnesota: Police-Community Relations in Minneapolis and St. Paul. 1965. 8 pp. (Mimeographed)

Report on Maryland: Employment. 1965. 46 pp.
Catalog No. CR1.2:Em7/965

Report of School Desegregation in 14 Eastern Shore and Southern Maryland Counties. 1966. 57 pp.
Catalog No. CR1.2:Sch6/13

Analysis of The McCone Commission Report by a Subcommittee of the California State Advisory Committee. 1966. 21 pp. (Mimeographed)

Cleveland's Unfinished Business in the Inner-City. 1966. 51 pp. (Mimeographed)

Report on Utah: Discrimination in Housing in Utah. 1966. 14 pp. (Mimeographed)

Report on Massachusetts: Housing Discrimination in the Springfield-Holyoke-Chicopee Metropolitan Area. 1966. 77 pp.
Catalog No. CR1.2:G19

Cleveland Still Has Unfinished Business in Its Inner-City. 1967. 32 pp. (Mimeographed)

The Administration of Justice in Starr County, Texas. 1967. 7 pp.
Catalog No. CR1.2:J98 (Mimeographed)

The Civil Rights Status of Spanish-Speaking Americans in Kleberg, Nueces, and San Patricio Counties, Texas. 1967. 36 pp.
Catalog No. CR1.2:L34

The Voice of the Ghetto: Report on Two Boston Neighborhood Meetings. 1967. 56 pp.
Catalog No. CR1.2:V87

Equal Opportunity in Federally Assisted Agricultural Programs in Georgia. 1967. 48 pp.
Catalog No. CR1.2:Ag8

Employment, Administration of Justice, and Health Services in Memphis-Shelby County, Tennessee. 1967. 88 pp.
Catalog No. CR1.2:M51

Civil Rights in Oakland, California. 1967. 23 pp. (Mimeographed)

Housing and Urban Renewal in the Nashville-Davidson County (Tennessee) Metropolitan Area. 1967. 41 pp.
Catalog No. CR1.2:H81/5

Discrimination in Off-Base Housing: Ellsworth Air Force Base, South Dakota. 1968. 19 pp.
Catalog No. CR1.2:H81/7

Student Friction and Racial Unrest at Southside High School, Muncie, Indiana. 1968. 14 pp. (Mimeographed)

Toward Equal Opportunity in Housing in Atlanta, Georgia. 1968. 77 pp. Catalog No. CR1.2:H81/8

Public Housing in Newark's Central Ward. 1968. 44 pp.
Catalog No. CR1.2:H81/9

Employment Practices at Kelly Air Force Base. San Antonio, Texas. 1968. 21 pp.
Catalog No. CR1.2:EM7/3

The Agricultural Stabilization and Conservation Service in the Alabama Black Belt. 1968. 69 pp.
Catalog No. CR1.2:Ag8/3

Equal Employment Opportunity in Lawton, Oklahoma. (With Abstract and Supplement). 1968. 68 pp.
Catalog No. CR1.2:EM7/4

Education and the Mexican American Community in Los Angeles County. 1968. 31 pp.
Catalog No. CR1.2:Ed8/3

The Federal Role in Enforcing School Desegregation in Selected Virginia Districts. 1968. 50 pp.
Catalog No. CR1.2:Sch6/14

Poor Relief in South Dakota. 1969. 22 pp. (Mimeographed)

The Civil Rights Status of Minority Groups in Clovis, New Mexico. 1969. 28 pp.
Catalog No. CR1.2:C49/3

Report on Massachusetts. Transcript of an Open Meeting in Boston on Contract Compliance and Equal Opportunity in the Construction Industry held by the Massachusetts State Advisory Committee June 25–26, 1969. 456 pp. $3.25.
Catalog No. CR1.2:C76/3

The Status of Federal Enforcement of School Desegregation in Virginia—Six Months Later. 1969. 13 pp.
Catalog No. CR1.2:Sch6/14/969

Report on Massachusetts. A report based on the 1969 Open Meeting on Contract Compliance and Equal Opportunity in the Construction Industry. 1970. 128 pp.
Catalog No. CR1.2:C76/4

Civil Rights in Texas. An overall review of the civil rights status of minority groups prepared by the Texas State Advisory Committee to the U.S. Commission on Civil Rights. 1970. 54 pp.
Catalog No. CR1.2:T31/2

Trouble in Greensboro. A report of an Open Meeting sponsored by the North Carolina State Advisory Committee to the U.S. Commission on Civil Rights following disturbances at Dudley High School and North Carolina A & T State University. 1970. 30 pp.
Catalog No. CR1.2:T75

Toward Equal Opportunity in the Construction Industry. A report of an Open Meeting held by the Rhode Island State Advisory Committee to the U.S. Commission on Civil Rights. 1970. 63 pp.
Catalog No. CR1.2:C76/5

Report on Oklahoma: Employment Problems in Enid. Based on findings presented at a Closed Meeting of the Oklahoma State Advisory Committee to the U.S. Commission on Civil Rights. 1970. 23 pp.
Catalog No. CR1.2:Em7/5

Public Accommodations Law in Practice: A review of the operation of South Dakota's law against discrimination in public accommodations presented at a meeting of the South Dakota State Advisory Committee to the U.S. Commission on Civil Rights. Contains recommendations to establish a State commission to administer this and all other civil rights laws. 1970. 20 pp.
Catalog No. CR1.2:AC2

Problems of the Spanish Surnamed in Iowa. A report on the civil rights problems of Spanish surnamed citizens and migrants in Iowa presented at an Open Meeting of the Iowa State Advisory Committee to the U.S. Commission on Civil Rights. 1970. 40 pp.
Catalog No. CR1.2:SP2/2

Miscellaneous

Statute, Rules and Regulations of the U.S. Commission on Civil Rights. 1968. 37 pp.

The Mexican American. A study done for the Commission by Helen Rowan, a specialist in Southwestern affairs, which delineates the type and range of problems faced by the Mexican American community and indicates those which are distinctive to it. 1968. 69 pp.

Films

The Letter and the Spirit. January 1965. A 30-minute, 16 mm. documentary based on a speech by Vice President Hubert H. Humphrey at a National Conference on Title VI of the Civil Rights Act of 1964. Covers the commitment of the Federal Government to the civil rights law and the responsibility of local officials for implementing Title VI in their respective programs. Supplemented by visual presentations and narration explaining Title VI in detail. Available without charge for periods not exceeding 10 days.

U.S. Commission on Civil Rights: Hearing in Jackson, Miss. February 1965. A 40-minute, 16 mm. chronicle, based on the Commission's hearing on denial of voting rights and law enforcement practices in selected areas in Mississippi. Prepared by the Commission from television news film of the actual testimony of Mississippi citizens and public officials. Available without charge for limited distribution on a loan basis.

U.S. Commission on Civil Rights: Hearing in Cleveland, Ohio. April 1966. A 40-minute, 16 mm. chronicle, giving background information on urban problems in Cleveland. Excerpts of testimony from the Commission's hearing are included. The film was prepared by a commercial television station in Cleveland. Available without charge on advance notice for periods of not more than a week.

Dialogue. A 29-minute, 16 mm. film produced by the Anti-Defamation League of B'nai B'rith in which Rev. Theodore M. Hesburgh, C.S.C.,

Chairman of the U.S. Commission on Civil Rights, and Dore Schary, Acting National Chairman of the Anti-Defamation League, discuss the Report of the National Advisory Commission on Civil Disorders in a plea for integration and a call for commitment to purge prejudice from our society. Available without charge for periods not exceeding 10 days.

Cycle to Nowhere. A 57-minute, 16 mm. color film based on the hearing before the U.S. Commission on Civil Rights in Montgomery, Alabama, Apr. 27–May 2 1968 on denial of equal economic opportunities to Negroes in agricultural programs, education, employment, health services, and welfare. Available without charge on advance notice for periods of not more than a week.

PUBLICATIONS OUT OF PRINT

Statutory and Interim Reports

Report of the U.S. Commission on Civil Rights, 1959. Presents the constitutional background of civil rights, reports on voting, public education, and housing and concludes with an overall review of the civil rights problem. Gives historical background and statistical information. Reviews Federal, State, and local laws and programs. Includes findings and recommendations. 1959. 668 pp.
Catalog No. CR1.1:959

Statutory Report for 1961:

Volume 1. Voting. Includes descriptive overall review of civil rights in the field of voting, status of the right to vote in eight Southern States, Federal legislation and litigation, statistics of nonvoting, gerrymandering and malapportionment, report on civil rights in the Black Belt counties, findings, and recommendations. Selected bibliography and table of cases. 1961. 380 pp.
Catalog No. CR1.1:961/v.1

Volume 2. Education. Discusses Supreme Court opinions, compliance with the law of desegreation, desegregation in the South, legislative resistance, the threat to education, segregation North and West, problems of desegregation in schools and programs to overcome them, Southern libraries, the role of the executive branch, and colleges. Includes findings and recommendations. Appends tables, exhibits, and selected bibliography 1961. 254 pp.
Catalog No. CR1.1:961/v.2

Volume 3. Employment. Discusses emergence of Federal employment policy, Government as employer, Government as creator of employment, training, placement, and impact of unions on employment. Includes findings and recommendations. 1961. 246 pp.
Catalog No. CR1.1:961/v.3

Volume 4. Housing. Discusses the nature and law of housing discrimination, emergence of a Federal housing policy, Federal supervision of mortgage lenders and assistance to home finance, urban renewal, other Federal programs, and State and local action. Includes findings and recommendations. 1961. 206 pp.
Catalog No. CR1.1:961/v.4

Equal Protection of the Laws in Public Higher Education, 1960. Discusses segregation in public colleges and universities in the Southern States before 1954, presents requirements of the equal protection clause in public higher education, developments in the Southern States from 1954 to 1960, laws and policies in Northern and Western States, discriminatory admission practices throughout the Nation, Negro students in segregated and nonsegregated institutions, availability of benefits of federally financed education programs to all citizens, and equal protection problems in public higher education. Includes findings and recommendations. 1960. 355 pp.
Catalog No. CR1.2:Ed8/960

Civil Rights U.S.A./Housing in Washington, D.C. Discusses the metropolitan nature of the housing problem, housing patterns, the mechanism of discrimination, Government involvement, and housing for diplomats. Includes findings and recommendations. Statistical material is appended. 1962. 45 pp.
Catalog No. CR1.2:81

Survey of School Desegregation in Southern and Border States, 1965–66. Surveys status of school desegregation in 17 States which, prior to 1954, legally maintained dual, racially segregated school systems. Appraises degree of school desegregation achieved in these States since the passage of the Civil Rights Act of 1964. Examines the role of the Federal Government in assuring compliance with Title VI of the act and recommends revision of Title VI Guidelines by the U.S. Office of Education. 1965. 70 pp.
Catalog No. CR1.2:Sch6/11

Transcripts of Commission Hearings and Conferences

Hearing Before the U.S. Commission on Civil Rights, Montgomery, Ala., Dec. 8–9, 1958, and Jan. 9, 1959 on voting. 325 pp.
Catalog No. CR1.8:V94

Hearings Before the U.S. Commission on Civil Rights, New York, N.Y., Feb. 2–3, 1959; **Atlanta, Ga.,** Apr. 10, 1959; and **Chicago, Ill.,** May 5–6, 1959 on housing. 911 pp.
Catalog No. CR1.8:H81/2

Hearing Before the U.S. Commission on Civil Rights, Washington, D.C., June 10, 1959 on housing. 244 pp.
Catalog No. CR1.8:H81/2

Hearing Before the U.S. Commission on Civil Rights, Detroit, Mich., Dec. 14–15, 1960 on administration of justice, education, employment, and housing. 511 pp.
Catalog No. CR1.8:H35/960/2

Hearing Before the U.S. Commission on Civil Rights, Washington, D.C., Apr. 12–13, 1962 on housing. 478 pp.
Catalog No. CR1.8:H81/962

First Annual Conference on Education, Nashville, Tenn., Mar. 5–6, 1959. 197 pp.
Catalog No. CR1.8:Ed8/959

Second Annual Conference on Education, Gatlinburg, Tenn., Mar. 21–22, 1960. 249 pp.
Catalog No. CR1.8:Ed8/960

Third Annual Conference on Education, Williamsburg, Va., Feb. 25–26, 1961. 242 pp.
Catalog No. CR1.8:Ed8/961

Staff Reports

Problems of Segregation and Desegregation of Public Schools: Synopsis of Conference Before the U.S. Commission on Civil Rights. 1962. 70 pp.
Catalog No. CR1.2:Sch6/962

Civil Rights, U.S.A./Public Schools Southern States. 1962. 217 pp.
Catalog No. CR1.2:Sch6/2

Civil Rights, U.S.A./Public Schools North and West. 1962. 309 pp.
Catalog No. CR.2:Sch6/3

Civil Rights, U.S.A. Public Schools North and West, Camden and Environs. 1963. 55 pp.
Catalog No. CR1.2:Sch6/5

Civil Rights, U.S.A./Public Schools North and West, Oakland. 1963. 79 pp.
Catalog No. CR1.2:Sch6/6

Civil Rights, U.S.A./Public Schools North and West, Buffalo. 1963. 89 pp.

Civil Rights, U.S.A./Public Schools Southern States 1963, Texas. 1963. 85 pp.
Catalog No. CR1.2:Sch6/8

Public Education 1963. 1963. 163 pp.
Catalog No. CR1.2:Ed8/2/963

Family Housing and the Negro Serviceman. 1963. 48 pp.
Catalog No. CR1.2:H81/3

Public Education 1964 (Southern and border States). 1964. 304 pp.
Catalog No. CR1.2:Ed8/2/964

State Advisory Committee Reports

The National Conference and the Reports of the State Advisory Committees to the U.S. Commission on Civil Rights. 1959. 433 pp.
Catalog No. CR1.2:St2/961

The 50 States Report. 1961. 687 pp.
Catalog No. CR1.2:St2/961

The New Orleans School Crisis. 1961. 83 pp.
Catalog No. CR1.2:Sch6

Report on Mississippi. 1963. 33 pp.
Catalog No. CR1.2:M69i

Report on Rapid City, South Dakota. 1963. 50 pp.
Catalog No. CR1.2:R18

Report on Wisconsin: Apprenticeship. 1964. 16 pp.
Catalog No. CR1.2:W75

Report on Buffalo: Health Facilities. 1964. 28 pp.
Catalog No. CR1.2:B86

Report on New York City: Health Facilities. 1964. 16 pp.
Catalog No. CR1.2:N42y

Report on Racial Imbalance in the Boston Public Schools. 1965. 85 pp.
Catalog No. CR1.2:Sch6/1(10)

Report on Employment Problems of Nonwhite Youth in Michigan. 1966. 43 pp.

Obstacles to Opportunity: Education and Employment for Harlem Residents. 1967. 39 pp. (Mimeographed)

Housing Codes and Their Enforcement in Six Connecticut Cities. 1967. 45 pp.

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U.S. DEPARTMENT OF COMMERCE
Office of the Secretary
Washington, D.C. 20230

File

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→ Please return

September 28, 1970

Mr. Emory F. Via, Director
Resources Development Center
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

Dear Mr. Via:

Thank you for arranging the last minute appointment for me while I was in Atlanta last Friday. I am very pleased to have been able to present the program of the Office of Minority Business Enterprise as it relates to non-profit institutions, especially MESBIC (Minority Enterprise Small Business Investment Company). I am enclosing some literature on MESBIC's and either Mr. Derek "Pete" Hansen who is in charge of the MESBIC program for this office, or myself will be available to answer any questions you might have on this unique financing mechanism.

Since the response of the Southern religious denominations to our presentations on Friday was quite positive, I believe we will be returning to Atlanta later this year. Please let me know how we may be of service to the SRC.

Sincerely,

O. H. Eisenau
for Thomas H. Gibbons, Jr.
Office of Minority Business Enterprise

Enclosure

A UNITED STATES DEPARTMENT OF COMMERCE PUBLICATION

JAN 20 1971

Data Access Description

Policy and Administration Series, PA-1(Rev.)

DAD No. 21
December 1970

U.S. DEPARTMENT OF COMMERCE/Bureau of the Census

Census Bureau Unpublished Data and Special Services: Policy and Delineation

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INTRODUCTION

This Data Access Description (PA-1 Revised) describes the various types of unpublished data and special services available from the Bureau of the Census and outlines the Bureau's policy regarding availability and cost of such data products and services. Changes which have been effected in the policy governing access to such data or services since the original PA-1 (issued February 1968) are reflected in this publication. Additional information on cost considerations in obtaining Census Bureau data and services is included in Data Access Description, PA-2, February 1968.

In the allocation of resources and priorities, the Bureau attempts to give appropriate weight to all available output forms which best serve the users within the legal and regulatory authority governing the Bureau's work. Printed reports continue to be utilized as the major vehicles for the release of data from the Bureau's censuses and surveys, but the increased use of electronic data processing equipment by the Bureau and the public now permits a variety of other output methods--computer tapes, punchcards, microfilm, microfiche--for the dissemination of statistical summaries. The printed reports as well as summary tapes, microform releases, special tabulations, maps, and computer programs are described in the *Bureau of the Census Catalog*.[1]

CONFIDENTIALITY

The data which the Bureau of the Census has collected from individual persons, households, or firms are strictly confidential. These data are available only as statistical summaries and may

[1]For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. Issued in 4 quarterly installments, cumulative to an annual volume, with 12 monthly supplements.

be used for statistical purposes only. The limitation on the release of information is a matter of law (Title 13, U.S. Code) which Census Bureau employees are sworn to uphold.

The Bureau of the Census cannot furnish copies of individual returns or issue any statistics or related information which would identify individual respondents. Computer tapes and punchcards containing information from individual records do not carry the names of respondents or establishments but usually contain geographic information which might make identification possible; consequently, these basic data files are not available to persons other than Census Bureau employees.

The protection of confidentiality also extends to names and addresses; thus the Census Bureau cannot supply lists of private persons or firms reporting to it.

UNPUBLISHED DATA

Data Files

Types of Data Files.--The Bureau's tape and punchcard files are of two basic types: (1) Those containing the basic records on individual respondents--the returns for each person, establishment, etc., and (2) those containing statistical totals--summarizations for small areas or for detailed subject classifications. The tapes or punchcards containing census basic individual records (type 1) are confidential, and therefore the Bureau cannot release them but can prepare special tabulations from them. Also, certain extracts from these individual records on tapes and punchcards can be purchased from the Bureau. For example, the Bureau has prepared for sale on tape and punchcards a 1/1,000 and a 1/10,000 sample of modified individual records from the 1960 Censuses of Population and Housing by removing all information that might make possible the identification of any person, household, or housing unit. A 1/100 sample of individual records from the 1960 Censuses of Population and Housing is expected to be available in late fall of 1970, and comparable samples from 1970 census data are scheduled to be available in 1971.

Technical Information.--Some of the available summary tapes contain small-area totals which were subsequently added together by computer to obtain the results required for the published tables. These summary tapes are generally useful for further machine processing to obtain totals for geographic areas not provided for separately in the published reports. A major portion of the results from the 1970 Census of Population and Housing will be released on summary tapes. Six different tape series, the First through the Sixth Counts, are expected to be released. Since summary data do not provide records of specific individuals, a summary tape user cannot re-summarize data to provide cross-tabulations of characteristics different from those which already appear in a specific summary tape file. Categories may be collapsed or aggregated but cannot be further broken down or cross-tabulated in any different way. Users can manipulate geographic tabulation units to some extent--e.g., groups of blocks can be combined into user-defined neighborhoods, census tracts into local planning areas, etc.--but no tabulations from the tapes are possible for areas smaller than the smallest area identified on the tape, or for areas which cannot be made up of entire units identified on tapes.

In some cases, the data on the summary tapes can also be obtained as printouts of the tape content. Such displays are accompanied by technical memorandums explaining the content and organization of the display and supplying identification for the totals.

In addition to the data files containing unpublished data, some tape or punchcard files which contain the same statistics that are found in published reports are available; these files are made available for users who wish to summarize further or rearrange the published data. Examples of such data files are the computer tape and punchcard versions of the last four editions of the *County and City Data Book.*

All unpublished data (i.e., tapes, punchcards, microfilm, etc.) furnished by the Bureau will be accompanied, so far as possible, by descriptions of the data, appropriate statements relative to the limitations of the data, a layout of the record format, identification of the code structure used, and other needed technical documentation.

Many of the available files of summary tapes and punchcards are byproducts of the work of processing data for the purpose of preparing tables for published reports and may contain impediments of various types when they are to be used for other purposes. Corrections made in the final publication have not always been carried back to the data file tapes. These and other technical difficulties may require careful handling by the user and perhaps some correction of minor discrepancies and inconsistencies if the data files are to be used in intensive analyses or with tabulation programs that require absolute consistency in the data. The Census Bureau can deliver copies of these machine-readable data files as they stand; however, the Bureau cannot take the responsibility for correcting, for individual users, deficiencies that may be discovered during further processing of these data.

Discontinuance of Data Files.--It is not possible to specify generally how long data files are

maintained at the Bureau; the tapes are erased and the punchcards disposed of when it seems unlikely that additional use will be made of them. However, when data files for a particular survey are to be kept only for a specified time and then discarded, this information is noted in the appropriate entry of the *Bureau of the Census Catalog*. In other cases, a notice of discontinuance is given in the Catalog when data files which have been listed previously are to be discarded.

Special Tabulations or Transcriptions of Data

Certain detailed data files in the form of punchcards and computer tapes can be processed to provide almost unlimited subject cross-classifications and area tabulations. Tabulations prepared from individual records are reviewed by the Bureau to make certain that the results are in such summary form that no individual information is disclosed, in accordance with the rules of confidentiality. Special tabulations or transcriptions of data in the files of the Bureau of the Census will be undertaken on a cost basis, insofar as Bureau facilities are available.

Special tabulations will be undertaken with the understanding that:

1. The material may be published subsequently by the Bureau and made generally available either without charge or at cost of reproduction if the Bureau regards the material to be of general interest. If such action is taken within the time period specified in the agreement, or within 6 months if no time period is specified in the agreement, the Bureau will notify all purchasers of its decision to publish the tabulation.

2. If not published, a tabulation may be made available to other Government agencies or to appropriate nonprofit research groups without charge or at cost of duplication.

If for any reason the Bureau feels that the purchaser of a special tabulation is making unfair or improper use of the information furnished, it may take such action as is deemed appropriate to protect the public interest.

In order to keep the public informed of special tabulations that are available, the Bureau lists those for which copies are retained in Part II of the *Bureau of the Census Catalog*.

Other Materials

Some other unpublished information is also available from the Bureau of the Census, including maps, computer programs, and summary tape test reels and other materials related to the 1970 Census of Population and Housing. These materials are listed in Part II of the *Bureau of the Census Catalog* when they become available.

SPECIAL SERVICES

Kinds of Special Services

Special Surveys for Original Data.--The Bureau will undertake projects that involve original collection of data on a reimbursable basis when the following conditions are present:

1. It has been determined by the Bureau of the Census that there is a public interest in the survey results. Before being undertaken by the Bureau of the Census, the survey must also be approved by the Office of Management and Budget in accordance with the Federal Reports Act.

2. Understanding has been reached between the customer and the Bureau of the Census, with respect to plans for publication or other uses of the data, to maintain appropriate standards of accuracy and quality and to include qualifications or credits to assure protection of the Bureau of the Census and the public interest.

3. Understanding has been reached between the customer and the Bureau of the Census with respect to the confidential nature of the information furnished by respondents. The individual returns from such surveys must remain the property of the Bureau of the Census. Special tabulations may be made available to public or private groups from such returns under the same conditions as from regular Bureau records. The data collected will be subject to the same confidential treatment with respect to individual returns as is true in the case of other Bureau surveys; that is, no information will be released which might disclose the activities or the identity of any persons or organizations.

Personal Census Records Service.--The Bureau of the Census maintains a staff of employees at Pittsburg, Kans., whose function is to search the various Federal censuses of population to provide at a nominal cost personal data from these records to individuals who lack other documents of birth or citizenship. Extracts from these records are often accepted as evidence of age and place of birth, for obtaining employment, social security benefits, old-age assistance, passports, naturalization papers, delayed birth certificates, and for other purposes. Because the personal information recorded in the census of 1900 and later censuses is confidential, it may be furnished only upon the written request of the person himself or his legal representative. Application forms, with more detailed information, may be obtained by writing to the Bureau of the Census, Pittsburg, Kans. 66762. Information concerning the fees for this service is given in the section on "Cost of Special Services," below.

Data Processing and Other Services.--The Bureau undertakes data processing and programing

services for Federal, State, and local governments when the project requires access to Bureau records and materials. As a matter of policy, however, it does not provide nongovernmental agencies with any programing and computer processing services which may compete with private suppliers of these same services.

The Bureau's resources can be made available for such services as designing sample surveys, collecting data by mail or field enumeration, tabulating tapes and punchcards provided by the customer, providing population estimates and projections, and giving other technical assistance. The Census Bureau's skills and facilities in these areas may be utilized to aid other Federal agencies, as well as State and local governments and private groups.

Central Users' Service for 1970 Census.--Specific requests for special services pertaining to the 1970 Census of Population and Housing which cannot be supplied by the standard series of printed reports will be handled by the recently established Central Users' Service. Although located in the Population Division, the Central Users' Service handles requests for housing, population, and some geographic materials from the 1970 census. This unit coordinates the data delivery activities of the Bureau's operating divisions in order to provide the user with census materials or special tabulation cost and time estimates; it serves as the focal point for receiving users' requests for summary tapes, special tabulations, computer program packages, and related decennial census products.

The Bureau has determined that, insofar as resources permit, such special requests will be handled on a concurrent basis with the regular tabulation and publication program.

Scheduling of Work and Services

The Bureau's processing facilites are large, but not unlimited. Priorities in accepting or scheduling special reimbursable work or services, therefore, are given to work of urgency for national defense or other matters of national interest, work for other Federal agencies, and work for State and local governments. Other work will be given priority in the order in which it is accepted. Providing the summary tapes from the 1970 census is not considered to be "special" reimbursable work; therefore, requests for these tapes will be handled in order of receipt. It may be necessary, because of the pressure of higher priority work, to reject special reimbursable projects that would otherwise be acceptable.

Cost of Special Services

It is the policy of the Department of Commerce and the Bureau of the Census to relieve the general public from bearing the cost of special services to private groups and individuals, who will be charged at cost for such services. It is also Census Bureau policy to furnish specialized services to other government agencies at cost.

The cost of special services is determined on the basis of such factors as the quantity of data requested, the amount of work required to obtain the data, the complexity of the data specifications supplied by the user, processing costs for personnel and equipment, and the format (photocopies, punchcards, computer tapes, etc.) in which the data are made available to the users, as well as planning costs and appropriate charges for overhead expenses.

The cost of such special services and tabulations is the actual cost of the project to the Census Bureau, including the cost of planning and the appropriate charges for overhead expenses; the cost of collecting the data is not included in the charge unless special questions have been added to the questionnaire at the purchaser's request or an entire survey is undertaken for the sponsoring organization.

A request by other than a government agency for a tabulation already prepared for another purchaser will generally be handled in the following manner, if the information has not already been published by the Bureau (see "Special Tabulations or Transcriptions of Data" above):

1. If a job has not been completed, the costs will be appropriately divided and results will be furnished to both parties.

2. When, within the time period specified in the original agreement, information furnished to commercial groups or private individuals is requested by other commercial groups or individuals, the subsequent party or parties will be charged not less than the amount paid by the first party obtaining the information. Specified time periods will generally not exceed 18 months. If no time period is indicated in the agreement, this provision will apply for 6 months from the date of delivery to the initial purchaser. If the cost to the Bureau for furnishing the information to the subsequent party is significantly less than that charged for the original information and the information is furnished within the agreed-upon time period referred to above, the total cost will be prorated among the various parties in an equitable manner as determined by the Bureau and refunds made as necessary, provided that the amount for refund exceeds 10 percent of the cost of the original job, or $25, whichever is larger. After the specified period, subsequent requests for the same tabulation will be filled at only the additional cost, if any, to the Bureau, and no refunds to prior purchasers will be considered.

The fee charged for personal census records service (described above) is $4 for cases handled in order of receipt, or $5 for an expedited search of the records.

FURTHER INFORMATION

Any questions regarding the policies or administration related to Census Bureau unpublished data or special services should be addressed to:

Director
Bureau of the Census
Washington, D.C. 20233

(Please refer to Data Access Description No. 21, Policy and Administration Series, PA-1 Revised.)

CURRENT DATA ACCESS DESCRIPTIONS

DAD 5. Cost Considerations in Obtaining Census Bureau Data and Services, Series PA-2, February 1968

DAD 8. Second Count Summary Tapes From the 1970 Census of Population and Housing, Series CT-3, August 1969

DAD 9. Third Count (Block) Summary Tapes From the 1970 Census of Population and Housing, Series CT-4, August 1969

DAD 11. Inclusion of Transient Persons in the 1970 Decennial Census, Series CEP-3, December 1969

DAD 12. Census Geography, Series CG-1, December 1969

DAD 13. First Count Summary Tapes From the 1970 Census of Population and Housing, Series CT-2 (Rev.), March 1970

DAD 14. Items Contained in the 1970 Census of Population and Housing, Series CEP-1 (Rev.), March 1970

DAD 15. Contract Block Statistics Program, Series CG-2, April 1970

DAD 16. Fourth Count Summary Tapes From the 1970 Census of Population and Housing, Series CT-5, April 1970 (soon to be revised as DAD 22)

DAD 17. Printed Reports From the 1970 Census of Population and Housing, Series CEP-4, May 1970

DAD 18. General Information About Summary Tapes, Series CT-1 (Rev.), June 1970

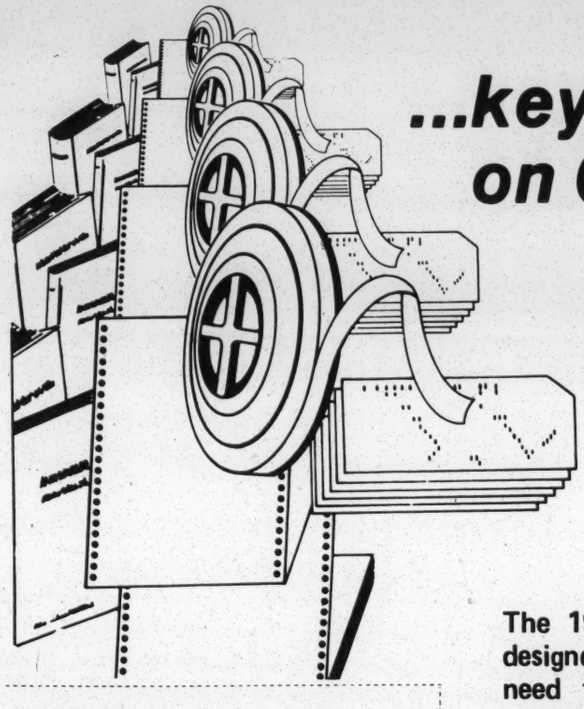
DAD 19. Printed Reports From the 1970 Census--Housing, Volume II, Series CEP-5, August 1970

DAD 20. Availability of Place of Work Data in the 1970 Census, Series CEP-2 (Rev.), November 1970

DAD 21. Census Bureau Unpublished Data and Special Services: Policy and Delineation, Series PA-1 (Rev.), December 1970

DAD 22. See DAD 16, above.

DAD 23. Fifth Count Summary Tapes From the 1970 Census of Population and Housing, Series CT-6 (in process)



...key resources on Census '70

1970 Census Users' Guide Part 1 and Part 2

The 1970 Census Users' Guide is a two-part publication designed to furnish most of the information data users will need for effective access and use of 1970 census data products.

Part 1 of the **Guide** (standard, paper-bound publication) includes the text and three appendixes. The text covers such subjects as the collection and processing of 1970 data, data delivery media (computer tapes, microfilm, and printed materials), maps and information on how to obtain census materials. The appendixes are:

1970 Census Users' Dictionary - defines concepts associated with population and housing tabulations and geographic areas relevant to the collection and publication of data.

Comparison of Printed Reports and Summary Tapes summarizes and compares the contents of the reports and tapes.

Glossary - defines many terms used in connection with collecting, processing, and publishing census data, and lists many abbreviations relevant to the census.

Part 2 of the **Guide** (prepunched for 3-ring binder) contains appendixes specifically related to the use of census summary tapes and the Address Coding Guide.

Technical Conventions and Character Set - present information on the physical characteristics, format, and languages associated with tapes released by the Bureau.

1st-4th Count Technical Documentation - describes the arrangement of geographic codes and census data on the first four series of summary tapes.

Address Coding Guide Technical Documentation - furnishes information on the format and content of ACG's.

Many data users will find both Parts 1 and 2 of great value. Part 1, with its comprehensive coverage of the decennial census program, data products, and related services, is an important instructional and reference tool. Part 2, concerned exclusively with computer tape products, is designed particularly for those who plan to obtain tapes or who want complete information on the data content of the summary tapes.

ORDER FORM

Please indicate number of copies

☐ **PARTS 1 and 2** of the 1970 Census Users' Guide @ $4.00 for both

☐ **PART 1** only of the 1970 Census Users' Guide @ $1.25 per copy
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☐ **PART 2** only of the 1970 Census Users' Guide @ $2.75 per copy
C3.6/2:C33/4/970/PT.2

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VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

April 21, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO:

3016-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
4-14-67	LH 156 825 GA	1047 Mill Branch Court	"As Is"
4-14-67	LH 133 607 GA	659 Annette Avenue	"As Is"
4-14-67	LH 124 136 GA	22 Mathews Street	"As Rep."
4-18-67	SH 3783 GA	4839 Del Ray Drive	"As Rep."
		FULTON COUNTY	
4-13-67	LH 159 882 GA	960 Waverly Way, N.E. Atlanta	"As Is"
		FT. OGLETHORPE	
4-13-67	LH 139 098 GA	3 Lee Circle	"As Is"
		SAVANNAH	
4-14-67	LH 140 332 GA	2115 N. Fernwood Drive	"As Rep."
4-14-67	LH 138 894 GA	8 St. Catherine Road	"As Is"
4-17-67	LH 113 233 GA	110 Welwood Drive	"As Is"
		DeKALB COUNTY	
4-14-67	LH 134 903 GA	505 Rosemont Dr. S.E. Atlanta	"As Is"
4-18-67	LH 153 538 GA	2072 DeKalb Ave. N.E. Atlanta	"As Is"
4-19-67	SH 4244 GA	2662 Memorial Dr. S.E. Atlanta	"As Is"

PM - Approval Letter
April 4, 1967

CLAYTON COUNTY

4-17-67	LH 137 584 GA	110 Spring View Dr. Forest Park	"As Is"

COBB DOUNTY

4-19-67	SH 4568 GA	619 Balmoral Road Smyrna	"As Is"

W. A. Walker
W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

LG BULLETIN NO. 229

April 27, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 3016-261

TO : ALL PROGRAM PARTICIPANTS

SUBJ: EXPIRATION OF WORLD WAR II VETERANS' ENTITLEMENT

1. The maximum eligibility for GI loan benefits of World War II veterans will expire on July 25, 1967. To protect these veterans' entitlement, necessary steps should be taken to see that the application for loan guaranty or insurance or loan report is received by VA prior to the termination date.

2. Since World War II veterans will in no event have entitlement after July 25, 1967, and since the entitlement of some World War II veteran loan applicants will expire before that, the VA urges that in any case in which the expiration date of the loan applicant's entitlement is not known, either because he has no Certificate of Eligibility or he has a Certificate which lacks a terminal date ("validity date"), the following be sent to the VA as soon as possible:

a. Completed VA Form 26-1880, Request for Determination of Eligibility and Available Loan Guaranty Entitlement.

b. Discharge or separation papers.

c. Application for guaranty (VA Form 26-1802, VA Form 26-1802a, VA Form 26-1822 or VA Form 26-1842 as appropriate) completed to the extent feasible.

This will guard against the expiration of entitlement before a determination of the terminal date can be made; so long, of course, as entitlement has not already expired. If you have a case in which you know the terminal date of entitlement and an application for guaranty cannot be submitted to reach the VA before that date, telephone us at 526-4305 and explain the problem. Lenders are requested, however, to confine

applications not accompanied by supporting documents to cases where the veteran's entitlement may expire before all supporting papers can be submitted to the VA.

3. The term "application for loan guaranty or insurance" applies to "prior approval" loans and includes VA Form 26-1802 or VA Form 26-1802a, Application for Home Loan Guaranty or Insurance; VA Form 26-1822, Application for Farm Loan Guaranty or Insurance; and VA Form 26-1842, Application for Business Loan Guaranty or Insurance. The term "loan report" applies to "automatic" loans and includes VA Form 26-1820, Report of Home Loan Processed on Automatic Basis; VA Form 4-1840, Report of Farm Loan Processed on Automatic Basis; and VA Form 4-1860, Report of Business Loan Processed on Automatic Basis. In addition, a loan guaranty application or loan report is considered to be timely received insofar as expiration of entitlement is concerned, under the following circumstances:

a. With respect to prior approval loans, if a request for a determination of reasonable value (VA Form 26-1805 or letter request) is received from a lender prior to the expiration of the entitlement of the veteran-purchaser and the veteran's name is shown on the request as the prospective purchaser and the sales price is also indicated, or

b. If a VA Form 26-1805 or letter request for appraisal is submitted by a party other than the lender making the loan, if the prospective veteran-purchaser, the sales price, and the prospective lender are shown on the request and if that lender substantiates in writing that the veteran applied to it for a loan prior to the expiration of his entitlement, or

c. Where a master certificate of reasonable value is outstanding on a project, the veteran applied to the lender for a guaranteed home loan on a particular property listed on the master certificate of reasonable value prior to expiration of his entitlement and the lender substantiates in writing that the veteran applied to it for a GI loan to purchase the property prior to the expiration of his entitlement, or

d. In cases where a "loan report" is received from a supervised lender after the expiration of the borrower's entitlement, evidence of guaranty may be issued if the loan was closed on an automatic basis and disbursement accomplished prior to the expiration of entitlement and the loan is otherwise eligible, or

e. If an application or loan report form is received by a VA field office prior to the expiration of the veteran's entitlement, provided the application has been properly executed by the lender and the veteran. If the supporting documents which usually accompany an application cannot be obtained and submitted to the VA prior to the expiration of the borrower's entitlement, the application may be submitted without the supporting documents. In such cases the VA office must, of course, defer further action on the application pending receipt of the supporting papers.

4. Lenders, builders, brokers, and other GI loan program participants should make a special effort to see that a loan guaranty application or loan report is submitted to the VA so that it will be received by VA before the veteran's entitlement expires. There have been instances in which

veterans have initiated action to purchase a home through GI financing in sufficient time for a loan application to be submitted, but their entitlement was lost because an application was not promptly submitted to VA by the lender. A veteran's application to the VA for a Certificate of Eligibility is not a loan application, nor is his entitlement preserved by signing a purchase contract. A veteran's application to a lender for a loan does not constitute compliance with the timeliness requirements of the law, unless the facts of the case come within one of the categories listed above. The loss of entitlement is a serious matter to a veteran who is anxious to utilize his loan benefits. The VA has no authority to extend the period of a veteran's eligibility or waive the requirements of the governing law as to timeliness of applications for guaranty. The cooperation of all program participants in efforts to prevent such unfortunate occurrences will be appreciated.

5. With respect to direct loans made by the VA, builders, sellers, brokers and others should note that a direct loan may not be made to a veteran after the expiration of entitlement unless the VA issues a commitment to the veteran prior to the termination of his entitlement.

Sincerely yours,

PIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

April 28, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 3016-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

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		COLUMBUS	
4-21-67	LH 127 174 GA	4713 Arden Drive	"As Rep."
4/21/67	LH 149 613 GA	4326 Ridgefield Ave.	"As Is"
4/25/67	LH 129 297 GA	1371 Celia Drive	"As Rep."
4/26/67	SH 2772 GA	4459 Pate Drive	"As Is"
		FULTON COUNTY	
4/21/67	LH 126 320 GA	3917 Bonnie Lane, S.E. Atlanta	"As Is"
		COBB COUNTY	
4/26/67	LH 122 158 GA	608 Blackhawk Trail Mableton	"As Rep."
		SAVANNAH	
4-24-67	LH 140 954 GA	524 Woodley Rd.	"As Is"
4/25/67	LH 107 957 GA	307 Lindwood Road	"As Is"
4/27/67	LH 40722 GA	1656 E. Waldburg St.	"As Is"
		BRUNSWICK	
4/25/67	LH 152 439 GA	100 Bishop Street	"As Is"
		CLAYTON COUNTY	
4-26-67	SH 3989 GA	552 Rockcut Road, Conley	"As Is"

W. A. Walker
W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 28, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-4404

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Georgia Life Bldg., 66 Luckie St., N.W.
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 S. Fulton Avenue
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
112 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER RLTY. & INS. AGCY.
249 N. Atlanta Street
Smyrna, Georgia . . . . . (P)

DEKALB, CLAYTON COUNTIES

PM--GA

DEKALB COUNTY

LH 100 809 GA	2820 Boulevard Dr. N.E. Atlanta 4.67	6 - 2 Fr	63x199	Rep.	$13,750. (D)

CLAYTON COUNTY

LH 153 640 GA	236 Hummingbird Way Riverdale	6 - 3 BV			12,000 (M)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

4-28-67

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-4404

The Veterans Administration offers for sale the following properties. Minimum terms $200.00 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

NOTE:

1. Arrangements for keys may be made at this office or our Management Brokers listed below.
2. All lot dimensions are more or less to the nearest foot.
3. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms.
4. Frame designation (Fr.) includes wood, asbestos siding and shingles; BV - Brick Veneer; Alum - Aluminum; Conc. Blk. - Conctete Block.
5. Prices quoted are for properties in their "as is" condition unless indicated as repaired - Rep.
6. Offers Pending - OP.
7. Monthly payments will include deposit for payment of taxes and insurance. Prepaid items will be prorated. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.
8. When properties are purchased "as is", the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent, rounded to the nearest $5.00. No utility service will be furnished by the VA. Rental exceptions may be made in some cases where minor repairs are involved. However, VA written approval is required in all cases.
9. All offers received within 48 hours after the date of mailing of our sales listing will be considered as received simultaneously. Be sure to inform your prospective buyer accordingly and acquaint them with the fact that offers are subject to credit acceptability, VA list price, down payment required, etc. Between equal offers, time of receipt by the VA will be the controlling factor. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
10. Minimum cash down payment may be $200.00 with maximum terms of loan up to 30 years at 6% interest.

    You may sell to non-veterans as well as veterans.
11. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
12. Management Brokers having jurisdiction of properties are listed below:

(Management Brokers are listed on next page)

SALES LISTING (MULTIPLE)

April 26, 196[illegible]

FROM	NAME OF LOAN ADJUSTMENT OFFICER
Property Management Sect., Loan Guaranty Div. Veterans Administration Regional Office 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W.A. WALKER	526-4404

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

DUNCAN REALTY COMPANY
505 Georgia Life Bldg., 66 Luckie St.,N.W.
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 S. Fulton Avenue
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
112 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER RLTY. & INS. AGCY.
249 N. Atlanta Street
Smyrna, Georgia . . . . . (P)

FULTON, DEKALB, CLAYTON, COBB & GWINNETT COUNTIES

PM--GA

FULTON COUNTY

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
LH 126 320	3917 Bonnie Lane, S.E. Atlanta	5½ - 3 1½B BV	70x130	OP	$15,000 (M)
LH 156 304	661 Hortense Pl. N.W. Atlanta	6½ - 4 Fr.	100x297x120x328 Economic life limited to 20 yrs. in "As Is" condition	OP	7,750 (D)
LH 156 370	1366 Lockhaven Cir. S.W. Atlanta	6 - 2 Fr.	60x224x60x235		12,300 (M)
LH 164 867	2956 Akron St. East Point	6 - 3 Fr.	65x199x62x199	OP	11,700 (M)

DEKALB COUNTY

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
LH 100 809	2820 Boulevard Dr. N.E. Atlanta 4.67	6 - 2 Fr.	63x199x60x199	OP	12,750 (D)
LH 146 148	3589 Brookfield Lane Decatur	6 - 3 BV 1½B	75x4x190x18x155x27x 220	OP	15,600 (D)
LH 147 787	2314 Pinewood Dr. Decatur	5 - 3 BV 1½B	165x155x288x287		15,500 (D)
LH 160 168	505 Hammett Dr. Decatur	7 - 3 BV 2B	150x74x154x120	OP	21,500 (D)
LH 161 996	2983 Ringle Rd. Chamblee	5½ - 2 Fr.	65x336x65x367		11,500 (D)

CLAYTON COUNTY

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
SH 3989	552 Rockcut Rd. Conley 2.67	5½ - 3 FVB & Fr.	75x150	OP Rep.	14,700 (M)

Continued

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 28, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W.A. WALKER

TELEPHONE NO: 526-4404

The Veterans Administration offers for sale the following properties. Minimum terms: $200% down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2					
PM--GA		CLAYTON COUNTY			Continued
LH 120 240	116 Sierra Dr. Forest Park 1.67	5 - 3 Alum.	70x153	Rep.	$11,700 (M)
LH 144 518	217 Pineglen Dr. Riverdale	5 - 3 Fr.	225x86x220x39x233		12,200 (M)
LH 149 825	152 Pleasant Valley Dr. Morrow	6 - 3 2B BV	100x239x66x215	OP	23,000 (M)
LH 153 310	10577 Thrasher Rd. Jonesboro	8 - 4 2½B Stone & Fr.	83x140x87x138 Central A/C	OP	23,100 (M)
LH 154 241	6216 Twilight Trail Morrow 1.67	7½ - 4 BV 2B	80x141		20,200 (M)
LH 159 097	477 Village Lane Jonesboro	5½ - 3 BV	44x152x103x142	OP Rep.	14,400 (M)
		COBB COUNTY			
LH 118 472	164 Green Valley Rd. Mableton	6 - 3 BV 1½B	110x142x80x193	OP	13,700 (P)
LH 122 158	608 Blackhawk Tr. Mableton	5 - 3 Fr.	120x173x90x175	OP Rep.	10,400 (P)
		GWINNETT COUNTY			
LH 132 269	2387 Breezy Cir. Norcross	5½ - 3 BV 1½B	177x110x160x102		14,400 (D)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

May 5, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 3016-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER		ADDRESS	
		DEKALB COUNTY		
4/28/67	LH 146 148 GA		3589 Brookfield Lane Decatur	"As Is"
5/2/67	LH 147 787 GA		2314 Pinewood Drive Decatur	"As Is"
		WARNER ROBINS		
4/28/67	LH 75 865 GA		223 Crescent Drive	"As Is"
4/28/67	LH 139 855 GA		209 Southview Avenue	"As Is"
5/3/67	LH 137 675 GA		313 Willow Avenue	"As Is"
		SAVANNAH		
4/28/67	LH 127 660 GA		Edgewater Rd. & Barnhill Dr.	"As Is
5/2/67	LH 139 788 GA		11901 Idlewood Drive	"As Rep."
5/2/67	LH 122 657 GA		12433 Northwood Drive	"As Is"
		WRIGHTSVILLE		
4/28/67	LH 136 024 GA		Milton Drive	"As Is"
		AUGUSTA		
5/1/67	LH 149 704 GA		1923 Satcher Blvd.	"As Rep."
5/3/67	LH 136 265 GA		2836 Fairmount St.	"As Rep."
		CLAYTON COUNTY		
5/1/67	LH 149 825 GA		152 Pleasant Valley Dr. Morrow	"As Is"
5/2/67	LH 153 310 GA		10577 Thrasher Rd. Jonesboro	"As Is"
		FULTON COUNTY		
5/2/67	LH 156 304 GA		661 Hortense Place N.W. Atlanta	"As Is"
5/2/67	LH 164 867 GA		2956 Akron St., East Point	"As Is"
		TENNILLE		
5/2/67	DL 113 927 GA		116 Chandler St.	"As Is"

W. A. Walker
W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

May 19, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 3016-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER		ADDRESS	
		COLUMBUS		
5-11-67	LH 142 199 GA		3853 S. Linden Drive	"As Rep."
5-11-67	LH 139 962 GA		5925 Lawson Street	"As Rep."
5-16-67	LH 145 547 GA		3815 Ridgeway Drive	"As Rep."
		SAVANNAH		
5-12-67	LH 138 729 GA		1620 Kings Way	"As Is"
5-16-67	LH 154 462 GA		23 Calibogue Road	"As Is"
5-16-67	LH 135 594 GA		12428 Largo Drive	"As Rep."
		AUGUSTA		
5-15-67	LH 78 035 GA		2126 Kennedy Drive	"As Is"
		CLAYTON COUNTY		
5-17-67	LH 166 891 GA		193 Scarsdale Drive, Riverdale	"As Is"
5-17-67	LH 154 241 GA		6216 Twilight Trail, Morrow	"As Is"
		COBB COUNTY		
5-17-67	SH 4345 GA		102 Merritt Road, Marietta	"As Rep.

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 19, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-4404

The Veterans Administration offers for sale the following properties. Minimum terms $200.00 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Georgia Life Bldg. 66 Luckie St., NW Atlanta, Georgia . . . . . (D)			
		McCORD & REEVES, INC. 3518 S. Fulton Avenue Hapeville, Georgia . . . . . (M)			
		A. D. LITTLE AGENCY 112 Atlanta Street Marietta, Georgia . . . . . (L)			
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY 249 N. Atlanta Street Smyrna, Georgia . . . . . (P)			
		FULTON, DEKALB, CLAYTON, COBB & GWINNETT COUNTIES			
PM--GA		FULTON COUNTY			
LH 156 370	1366 Lockhaven Cir. SW Atlanta 5.67	6 - 2 Fr	60x224x60x235	Rep.	$12,800 (M)
		CLAYTON COUNTY			
LH 124 815	320 Shieldcrest Way Forest Park	6 - 3 2B BV	99x168x150x165		15,200 (M)
LH 147 957	656 Willow Drive Riverdale	5½ - 3 Cedar Sh. 2 Stories	75x150		14,750 (M)
LH 157 160	143 Tamarack Trail Forest Park	6 - 3 OBV 1½B	130x131x145x130		15,700 (M)
		COBB COUNTY			
SH 4259	132 Brookdale Lane Mableton 5.67	6 - 3 BV 1½B	80x222x86x78x175		14,000 (P)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

5-29-67

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO
W. A. WALKER	526-4404

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

NOTE:

1. Arrangements for keys may be made at this office or our Management Brokers listed below.

2. All lot dimensions are more or less to the nearest foot.

3. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms.

4. Frame designation (Fr.) includes wood, asbestos siding and shingles; BV - Brick Veneer; Alum - Aluminum; Conc. Blk. - Concrete Block.

5. Prices quoted are for properties in their "as is" condition unless indicated as repaired - Rep.

6. Offers Pending - OP.

7. Monthly payments will include deposit for payment of taxes and insurance. Prepaid items will be prorated. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.

8. When properties are purchased "as is", the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent, rounded to the nearest $5.00. No utility service will be furnished by the VA. Rental exceptions may be made in some cases where minor repairs are involved. However, VA written approval is required in all cases.

9. All offers received within 48 hours after the date of mailing of our sales listing will be considered as received simultaneously. Be sure to inform your prospective buyer accordingly and acquaint them with the fact that offers are subject to credit acceptability, VA list price, down payment required, etc. Between equal offers, time of receipt by the VA will be the controlling factor. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

10. Minimum cash down payment may be $200.00 with maximum terms of loan up to 30 years at 6% interest.

    You may sell to non-veterans as well as veterans.

11. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

12. Management Brokers having jurisdiction of properties are listed below:

(Management Brokers are listed on next page)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 29, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-4404

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Luckie St., NW
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 S. Fulton Ave.
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
112 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER RLTY. & INS. AGCY.
249 N. Atlanta Street
Smyrna, Georgia . . . . . (P)

FULTON, DeKALB, CLAYTON, COBB & GWINNETT COUNTIES

PM--GA

FULTON COUNTY

LH 156 370	1366 Lockhaven Cir. SW Atlanta	6 - 2 Fr	60x224x60x 235	OP	Rep.	$12,800 (M)

DeKALB COUNTY

LH 100 809	2820 Boulevard Dr.NE Atlanta 4.67	6 - 2 Fr	63x199x60x 199	OP	Rep.	13,750 (D)
LH 135 277	2822 Joyce Ave. Decatur	7 - 4 BV 2B	60x170			13,200 (D)
LH 153 211	1344 Briarcliff Rd.NE Atlanta	8 - 4 Stucco 2½B	70x211x50x 202 (Economic Life 20 Yrs.)			17,800 (D)
LH 160 168	505 Hammett Dr. Decatur	7 - 3 BV 2B	150x74x154x120			21,500 (D)
LH 161 996	2983 Ringle Rd. Chamblee	5½ - 2 Fr	65x336x65x367	OP		11,500 (D)

CLAYTON COUNTY

LH 120 095	298 Rushmore Pl. Forest Park	6 - 3 1½B Alum & Fr	99x111x96x 114			15,450 (M)
LH 124 815	320 Shieldcrest Way Forest Park	6 - 3 2B BV	98x165x150x 167	OP		15,200 (M)
LH 144 518	217 Pineglen Dr. Riverdale	5 - 3 Fr	225x86x220x39x 233			12,200 (M)
LH 147 957	656 Willow Dr. Riverdale	5½ - 3 Fr	75x150			14,750 (M)
LH 153 310	10577 Thrasher Rd. 2½B Jonesboro 3.67	8 - 4 Stone & Fr	83x140x87x138 Cent. A/C	OP	Rep. Continued	23,700 (M)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 29, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-4404

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2		CLAYTON COUNTY			Continued
LH 153 640	236 Hummingbird Way Riverdale	6 - 3 BV		OP	$12,000 (M)
		COBB COUNTY			
SH 4259	132 Brookdale Lane Mableton 5.67	5 - 3 BV 1½B	80x222x86x 78x175		14,000 (P)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

June 9, 1967

YOUR FILE REFERENCE:

TO: ALL SALES AND MANAGEMENT BROKERS

IN REPLY REFER TO: 3016-264

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		AUGUSTA	
6-2-67	LH 128 640 GA	3025 Story Road	"As Is"
		SAVANNAH	
6-1-67	LH 126 020 GA	12404 Northwood Dr.	"As Is"
6-5-67	LH 140 979 GA	27 Sapelo Road	"As Is"
		AMERICUS	
6-2-67	LH 35 969 GA	422 Barlow Street	"As Is"
		COLUMBUS	
6-5-67	LH 146 535 GA	1433 Kevin Court	"Rep."
6-7-67	LH 120 243 GA	1218 Chalbena Ave.	"As Is"
		DeKALB COUNTY	
6-5-67	LH 153 211 GA	1344 Briarcliff Rd.,NE Atlanta	"As Is"
6-5-67	LH 161 996 GA	2893 Ringle Rd. Chamblee	"As Is"
		CLAYTON COUNTY	
6-7-67	LH 124 815 GA	320 Shieldcrest Way Forest Park	"As Is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

June 16, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 1 3016-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTINGS.

DATE	PM NUMBER	ADDRESS	
		COBB COUNTY	
6-9-67	SH 4259 GA	132 Brookdale Lane Mableton	"As Is"
		SAVANNAH	
6-12-67	LH 147 527 GA	12204 Deerfield Rd.	"As Rep."
6-13-67	LH 121 620 GA	408 Dyches Drive	"As Is"
6-14-67	LH 151 647 GA	1617 Cloverdale Dr.	"As Is"
6-14-67	LH 147 677 GA	1833 Speir Street	"As Rep."
		MARTINEZ	
6-12-67	LH 141 215 GA	Rt. 5, Columbia Rd.	"As Is"
		COLUMBUS	
6-14-67	LH 164 178 GA	235 Nightingale Dr.	"As Rep."

E. C. Abrams
E. C. ABRAMS, Acting Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

June 23, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 3016-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTINGS.

DATE	PM NUMBER		ADDRESS	
		AUGUSTA		
6-15-67	LH 122 306 GA		1935 Harrison Road	"As Rep."
		VIDALIA		
6-16-67	DL 117 739 GA		1 Winding Circle	"As Is"
		COLUMBUS		
6-16-67	LH 153 509 GA		1515 Warm Springs Road	"As Is"
6-20-67	LH 142 901 GA		2115 Tillman Street	"As Rep."
6-20-67	LH 144 608 GA		1356 Kevin Court	"As Is"
		BRUNSWICK		
6-19-67	LH 148 115 GA		248 Sherwood Lane	"As Is"
6-19-67	LH 140 173 GA		2504 Woodland Way	"As Is"
		HAHIRA		
6-19-67	LH 156 363 GA		404 E. Main Street	"As Is"
		CLAYTON COUNTY		
6-20-67	LH 120 095 GA		298 Rushmore Place, Forest Park	"As Is"
		SAVANNAH		
6-21-67	SH 3928 GA		49 Merrydell Drive	"As Is"
6-21-67	LH 140 811 GA		112 Burbank Blvd.	"As Is"
6-21-67	LH 140 984 GA		2220 N. Parkwood Dr.	"As Is"
		COBB COUNTY		
6-22-67	LH 124 711		141 Thunderwood Road Mableton	"As Rep."

E. C. Abrams
E.C. ABRAMS, Acting Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 2, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-3474 (New)

The Veterans Administration offers for sale the following properties. Minimum terms $200. down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Luckie St. NW
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 S. Fulton Ave.
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
112 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY
249 N. Atlanta Street
Smyrna, Georgia . . . . . (P)

FULTON, DeKALB, CLAYTON, COBB & GWINNETT COUNTIES

PM GA — COBB COUNTY

LH 118 472	164 Green Valley Road Mableton 4.67	6 - 3 BV 1½B	110x135x80x 142	Rep. Available for sale.	$14,500 (P)
LH 124 711	141 Thunderwood Road Mableton	6 - 3 BV 1½B	100x200	As Is Rep.	13,900 (P) 14,400

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

June 30, 1967

YOUR FILE REFERENCE:

TO: ALL SALES AND MANAGEMENT BROKERS

IN REPLY REFER TO: 3016-264

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		MACON	
6-23-67	LH 121 407 GA	4036 Linwood Drive	"As Is"
		SAVANNAH	
6-23-67	LH 147 849 GA	5015 Greenway Lane	"As Is"
6-28-67	LH 114 573 GA	201 Welwood Drive	"As Is"
6-28-67	LH 148 783 GA	415 Woodcliff Drive	"As Is"
		BRUNSWICK	
6-27-67	DL 105 409 GA	3414 Lee Street	"As Is"
		MANCHESTER	
6-27-67	DL 154 944 GA	10 Dallas Street	"As Is"
		DeKALB COUNTY	
6-28-67	LH 160 168 GA	505 Hammett Drive Decatur	"As Rep."

E. C. Abrams

E. C. ABRAMS, Acting Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 30, 1967

FROM: Property Management Sect., Loan Guaranty Div.
Veterans Administration Regional Office
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200. down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Georgia Life Building 66 Luckie Street, N.W. Atlanta, Georgia . . . . . (D)			
		McCORD & REEVES, INC. 3518 S. Fulton Avenue Hapeville, Georgia . . . . . (M)			
		A. D. LITTLE AGENCY 112 Atlanta Street Marietta, Georgia . . . . . (L)			
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY 249 N. Atlanta Street Smyrna, Georgia . . . . . (P)			
Ga-9A	FULTON, DeKALB, CLAYTON, COBB & GWINNETT COUNTIES				
		DeKALB COUNTY			
LH 142 089	121 Locust Street, N.E. Atlanta	5 - 2 Fr	70x170		$11,200 (D)
		CLAYTON COUNTY			
LH 120 240	116 Sierra Drive Forest Park 1.67	5 - 3 Alum.	70x153	Rep.	11,700 (M)
LH 161 553	604 Virginia Circle Forest Park	6 - 3 1½B BV	80x145		15,200 (M)
		COBB COUNTY			
LH 158 620	2198 Earwood Drive Marietta	5 - 3 BV 2B	80x150		17,000 (L)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

6-30-67

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

NOTE:

1. Arrangements for keys may be made at this office or our Management Brokers listed below.

2. All lot dimensions are more or less to the nearest foot.

3. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms.

4. Frame designation (Fr.) includes wood, asbestos siding and shingles; BV - Brick Veneer; Alum. - Aluminum; Conc. Blk. - Concrete Block.

5. Prices quoted are for properties in their "as is" condition unless indicated as repaired - Rep.

6. Offers Pending - OP.

7. Monthly payments will include deposit for payment of taxes and insurance. Prepaid items will be prorated. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.

8. When properties are purchased "as is", the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent, rounded to the nearest $5.00. No utility service will be furnished by the VA. Rental exceptions may be made in some cases where minor repairs are involved. However, VA written approval is required in all cases.

9. All offers received within 48 hours after the date of mailing of our sales listing will be considered as received simultaneously. Be sure to inform your prospective buyer accordingly and acquaint them with the fact that offers are subject to credit acceptability, VA list price, down payment required, etc. Between equal offers, time of receipt by the VA will be the controlling factor. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

10. Minimum cash down payment may be $200.00 with maximum terms of loan up to 30 years at 6% interest.
You may sell to non-veterans as well as veterans.

11. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

12. Management Brokers having jurisdiction of properties are listed below:

(Management Brokers are listed on next page)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 30, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Ga. 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at % for terms up to years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Luckie St., N.W.
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 S. Fulton Ave.
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
112 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER RLTY. & INS. AGCY.
249 N. Atlanta Street
Smyrna, Georgia . . . . . (P)

FULTON, DEKALB, CLAYTON & COBB COUNTIES

PM--GA

FULTON COUNTY

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
LH 139 812	907 Lawton St. S.W. Atlanta	6 - 3 Fr.	50x150		$10,600 (D)
LH 156 370	1366 Lockhaven Cir. S.W. Atlanta	6 - 2 Fr,	60x224x60x235	Rep.	12,800 (M)

DeKALB COUNTY

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
LH 100 809	2820 Boulevard Dr. N.E. Atlanta 4.67	6 - 2 Fr.	63x199x60x199	OP Rep.	13,750 (D)
LH 135 277	2822 Joyce Ave. Decatur	7 - 4 BV 2B	60x170	OP	13,200 (D)
LH 157 865	1512 Idlehour Way Tucker	7 - 3 BV 2B	95x185x50x93x120		21,800 (D)
LH 160 168	505 Hammett Dr. Decatur	7 - 3 BV 2B	150x74x154x120	OP	21,500 (D)

CLAYTON COUNTY

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
LH 121 043	120 Sierra Drive Forest Park	5½ - 3 Fr. & Alum	158x70x160x70		11,750 (M)
LH 144 518	217 Pineglen Dr. Riverdale	5 - 3 Fr.	225x86x220x39x233		12,200 (M)
LH 145 523	223 Brian Court Forest Park	5½ - 3 Fr. & Alum	75x154x75x160		10,700 (M)
LH 146 220	122 Oak Forest Dr. Hapeville	5½ - 3 BV	50x150		10,500 (M)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 30, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Ga. 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page 2		CLAYTON COUNTY		Continued	
LH 146 932	548 Black Bend Court Riverdale	6 - 3 BV Fr.			$12,500 (M)
LH 147 957	656 Willow Drive Riverdale	5½ - 3 Fr.	75x150	OP	14,750 (M)
LH 153 310	10577 Thrasher Rd. 3.67 Jonesboro	8 - 4 2½B Stone & Fr. Cent. A/C	83x140x87x138	Rep.	23,700 (M)
LH 153 640	236 Hummingbird Way Riverdale	6 - 3 BV			12,000 (M)
		COBB COUNTY			
LH 164 452	444 Smyrna-Powder Springs Road Smyrna, Ga.	8 - 4 2-1/3B BV & Fr.	167x162x140x147		22,000 (P)
LH 167 684	649 Bonnie Dell Drive Marietta, Ga.	8 - 4 1½B BV & Fr.	80x164x114x152		17,400 (L)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

INFORMATION LETTER

July 3, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO:

TO: ALL PROGRAM PARTICIPANTS

3016-26

SUBJ: Key Telephone Numbers - Loan Guaranty Division

1. The following is a list of employees and telephone numbers to call for information:

NAME	POSITION	TELEPHONE NO.
PIERRE NOEL, JR.	LOAN GUARANTY OFFICER	526-3466
THOMAS W. BODKIN	ASST. LOAN GTY OFFICER	526-3467
ROBERT B. ROPE, JR.	CHIEF, CONS. & VAL. SEC.	526-3364
JOHN B. GRAY	ASST. CHIEF, APPRAISER	526-3489
GEORGE C. WILKES, JR.	LAND PLANNER	526-3489
JAMES R. MINOR	ASSIGNMENT CLERK	526-3231
HENRY E. SHELNUTT	ASSIGNMENT CLERK	526-3232
WILBUR A. WALKER	CHIEF, LS & PM SECTION	526-3339
EUGENE C. ABRAMS	ASST. CHIEF, LOAN SER. ACT.	526-3101
J. RUFUS JOHNSON	ASST. CHIEF, PM ACTIVITY	526-3474
JASON W. DORTON	LS & PM REPRESENTATIVE	526-3474
NADINE D. SHELTON	LS & PM REPRESENTATIVE	526-3474
RADER E. WHITE	CHIEF, SERVICES SECTION	526-3444
ALBERT W. SMITH	ASST. CHIEF, SERVICE SEC.	526-3184
RECEPTION DESK		526-3296

2. For general information on loan applications and eligibility for loan, call - 526-3121.

THOMAS W. BODKIN
Acting Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 7-7-67 [ ] ORIGINAL [X] REVISED

PROPERTY MANAGEMENT NO. PM. LH 129 574 GA

2. ADDRESS OF PROPERTY: 1346 Chambers Avenue, East Point, Georgia

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $11,700.00 **

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [X] YES [ ] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 6

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 2 & Den

13. NO. OF BATHROOMS: 2

14. TYPE OF CONSTRUCTION: Jumbo Brick

15. TYPE OF HEAT: 2 F/F

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify) None

17. SPECIAL FEATURES OF PROPERTY

PROPERTY IS NOW AVAILABLE FOR SALE.
2 BATHS
** REPAIRED

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [X] SCHOOLS BLK. 4 MI. ____ [X] STORES BLK. 10 MI. ____ [X] TRANSPORTATION BLK. 1 MI. ____

20. TYPE OF NEIGHBORHOOD: [ ] GOOD [X] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 50x115

23. APPROXIMATE ANNUAL TAXES: $250

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $28

25. DATE ACQUIRED BY VA: 12-30-67

26. ESTIMATED DATE OF ACQUISITION BY VA: -

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Vacant		

29. NAME AND ADDRESS OF PERSON HAVING KEYS

McCord & Reeves, Inc.
3518 S. Fulton Ave.
Hapeville, Ga. 30054

30. SUBMIT PURCHASE OFFER TO

Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, Ga. 30308
Phone 526-3474

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

July 28, 1967 YOUR FILE REFERENCE:

TO: ALL SALES AND MANAGEMENT BROKERS IN REPLY REFER TO: 3016-264

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COBB COUNTY	
7-26-67	LH 167 684 GA	649 Bonnie Dell Drive Marietta	AS IS
		AMERICUS	
7-26-67	LHD 127 619 GA	1004 Ridge Street	AS IS
		COLUMBUS	
7-26-67	LH 142 329 GA	1133 Hamby Drive	AS IS
		SAVANNAH	
7-26-67	LH 151 726 GA	410 Montclair Blvd.	AS IS
7-26-67	LH 147 783 GA	5605 LaFitte Drive	AS IS
		PUTNEY	
7-26-67	LH 139 888 GA	US Highway 19	AS IS
		ROME	
7-26-67	DL 125 915 GA	610 Brown Street	AS IS

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

File

VETERANS ADMINISTRATION

REGIONAL OFFICE

730 PEACHTREE STREET, N.E.

ATLANTA, GEORGIA 30308

August 18, 1967

YOUR FILE REFERENCE: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

IN REPLY REFER TO:

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER		ADDRESS	
		BRUNSWICK		
8-11-67	LH 137 832 GA		143 Yorktown Drive	"As is"
		SAVANNAH		
8-11-67	LH 125 140 GA		12429 Deerfield Drive	"As is"
8-15-67	SH 3182 GA		103 Van Buren Ave.	"As Rep."
8-15-67	LH 159 077 GA		1121 E. 49th Street	"As Rep."
8-16-67	LH 154 624 GA		304 Lindwood Road	"As Is"
8-16-67	LH 149 482 GA		21 Ventura Blvd.	"As is"
		DEKALB COUNTY		
8-14-67	LH 142 089 GA		191 Locust St. N.E. Atlanta	"As is"
		SWAINSBORO		
8-16-67	LH 143 762 GA		Lakewood Drive, Rt 4	"As is"
		COBB COUNTY		
8-14-67	LH 164 452 GA		444 Smyrna-Powder Springs Rd Smyrna	"As is"
		COLUMBUS		
8-15-67	LH 150 216 GA		1145 Hamby Drive	"As Is"
8-16-67	LH 152 822 GA		4906 Delray Drive	"As is"
		CLAYTON COUNTY		
8-15-67	LH 153 310 GA		10577 Thrasher Rd. Jonesboro	"As is"
		WAYCROSS		
8-16-67	SH 1362 GA		2318 Eastover Drive	"As is"
		AUGUSTA		
8-16-67	LH 139 601 GA		2401 Jennings Drive	"As Rep."
		THOMSON		
8-17-67	LH 159 061		Hemlock Drive	"As is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: August 18, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg. 66 Luckie St. N.E.
Atlanta, Georgia . . . . . .(D)

McCORD & REEVES, INC.
3518 S. Fulton Avenue
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
112 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTIN, GUTHRIE & FOWLER RLTY & INS AGCY . . . (P)
249 N. Atlanta Street
Smyrna, Georgia . . . . . (P)

FULTON, DEKALB, CLAYTON, COBB & GWINNETT COUNTIES

COBB COUNTY

PM-GA

SH 3320	125 Dorothy Drive Marietta	5 - 3 Fr. Alum Siding	93x139x139x120		$11,400. (L)
SH 3993	129 Lochlomand Lane 8.67 Smyrna	6 - 3 BV & Fr.	140x103x135x92 Minimum cash payment		$18,000. (P) $500.

file

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

August 25, 1967 YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		ROME	
8-17-67	SH 2494 GA	21 Robin Hood Road	"As Rep."
		COLUMBUS	
8-18-67	LH 144 038 GA	3840 Rockdale Drive	" As Is"
8-22-67	LH 123 849 GA	4632 Harbin Street	" As Rep."
8-23-67	SH 1505 GA	1106 Calvin Avenue	" As Is"
		SAVANNAH	
8-21-67	LH 143 682 GA	8907 Harmon Bluff Road	"As Is"
8-22-67	LH 148 325 GA	11934 Idlewood Drive	"As Is"
8-22-67	LH 147 783 GA	5605 LaFitte Drive	"As Is"
		BRUNSWICK	
8-23-67	LH 145 204 GA	249 Sherwood Lane	"As Is"
		CLAYTON COUNTY	
8-24-67	LH 158 342 GA	134 Northview Drive Forest Park	"As Rep."

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: August 25, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St., N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-3474

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		DUNCAN REALTY COMPANY 505 GA Life Bldg. 66 Luckie St., N.E. Atlanta, Georgia . . . . . (D)			
		McCORD & REEVES, INC. 3518 S. Fulton Avenue Hapeville, Georgia . . . . . (M)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		FULTON, DeKALB, CLAYTON, COBB & GWINNETT COUNTIES			
PM--GA		COBB COUNTY			
SH 4487	604 Blackhawk Trail Mableton 7.67	5½ - 3 Fr	160x150x 98x122	Rep.	$11,000 (P)
LH 119 324	155 White Blvd. Mableton	5½ - 3 BV 1½B	110x110x136x110		14,500 (P)
LH 149 463	977 Beech St. Marietta	5 - 2 Fr	112x138x121x155		10,000 (L)

File

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: September 1, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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		DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Luckie St., N.W. Atlanta, Georgia . . . . . (D)			
		McCORD & REEVES, INC. 3518 S. Fulton Ave. Hapeville, Georgia . . . . . (M)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY 249 N. Atlanta Street Smyrna, Georgia . . . . . (P)			

FULTON, DeKALB, CLAYTON, COBB & GWINNETT COUNTIES

PM--GA					
		CLAYTON COUNTY			
LH 140 576	164 King Arthurs Court Jonesboro	5 - 3 2 B BV & Fr			$16,400 (M)
		COBB COUNTY			
LH 114 378	309 Highland Dr. Smyrna 8.67	6 - 3 2B BV & Fr		Rep.	** $19,500 (P)

** Downpayment indicated by asterisk will be $500.00 minimum.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

L. G. BULLETIN NO. 235

September 1, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-262

TO: ALL PROGRAM PARTICIPANTS

SUBJ: New Loan Guaranty Provisions--WW II Veterans

The following Loan Guaranty provisions in S. 16 which the President signed on August 31 become effective October 1, 1967.

1. Loan Guaranty terminal date for WW II veterans extended to July 25, 1970. For savings clause concerning cases involving current expiration of entitlement under phase-out formula see paragraph three.

2. Any application received from lender prior to expiration date of WW II veterans' entitlement under statutory phase-out formula may be processed and guaranty commitment issued at this time. Expiration date of entitlement of WW II veterans discharged from service because of service-connected disability will be July 25, 1970.

3. Any WW II veteran whose entitlement expiration date on his certificate of eligibility is July 25, 1967, may be issued eligibility certificate showing new expiration date under phase-out formula, or showing expiration date of July 25, 1970 if he was discharged or released from service because of service-connected disability. Important to note, however, that in any case in which application of statutory phase-out formula results in an entitlement expiration date of July 26 or any subsequent date up to and including December 29, the expiration date will be December 30, 1967. This action required by savings clause in S. 16 which states that whenever application of phase-out formula results in expiration date of July 26 or thereafter entitlement nevertheless will not be deemed to expire earlier than 90 days after effective date of the Act, which is October 1.

4. The Act does not extend or revise entitlement which expired under the phase-out formula prior to July 26, 1967.

Sincerely yours,

THOMAS W. BODKIN
Acting Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

September 6, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: All Real Estate Brokers, Salesmen and Associates

SUBJ: Sales Activities (VA-Owned Properties)

It has come to our attention that some salesmen negotiating sales of VA-Owned properties have told the prospective purchasers that the houses were guaranteed against any defects for a period of one year.

You are requested to instruct all your representatives that this is contrary to VA policy and procedures. Your attention is directed to Section II, Terms of Purchase on VA Form 26-6705:

> "I have examined this property and agree to accept same in its present "as is" condition, and further agree that VA makes no warranties, expressed or implied, with respect thereto."

Our management brokers are finding that in some cases properties are being left unlocked, keys not returned to lok-boxes, and the inspection record cards are not being signed. Lok-boxes and keys are being removed prior to closing of sale. Also in the closing of a sale the lok-boxes are not being returned immediately to the management broker, as required.

Strict adherence to these requirements is absolutely necessary to protect all brokers participating in our program, as well as the United States Government. Accordingly, your full cooperation and that of your salesmen and associates is needed and requested. Failure to observe these requirements may result in a broker's suspension from participating in the sale of Veterans Administration properties.

Your cooperation in this connection will be appreciated.

Sincerely yours,

THOMAS W. BODKIN
Acting Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

September 8, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO:

TO: ALL SALES AND MANAGEMENT BROKERS 316-264

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		AUGUSTA	
9-1-67	LH 164 789 GA	2804 Glenn Hills Drive	"As Is"
		COLUMBUS	
9-1-67	LH 156 991 GA	1004 Yale Drive	"As Is"
9-5-67	LH 156 945 GA	5186 Morris Ave.	" As Rep."
		SAVANNAH	
9-6-67	LH 142 867 GA	23 Woodcliff Drive	"As Is"
9-6-67	LH 160 983 GA	825 Akin Drive	"As Rep."
		JEFFERSONVILLE	
9-6-67	DL 106 900 GA	Box 247 Irwinton Hwy.	"As Is"
		COBB COUNTY	
9-6-67	SH 4487 GA	604 Blackhawk Trail Mableton	"As Is"
		DUBLIN	
9-7-67	LH 147 703 GA	809 Pierce Drive	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

September 22, 1967 YOUR FILE REFERENCE:

TO: ALL SALES AND MANAGEMENT BROKERS IN REPLY REFER TO: 316-264

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
9-14-67	LH 138 484 GA	50 Fairmont Ave.	"As Is"
9-15-67	LH 156 640 GA	1914 Speir Street	"As Rep."
9-18-67	LH 106 484 GA	330 Lindwood	"As Rep."
9-19-67	LH 119 378 GA	1910 E. 56th Street	"As Is"
		BRUNSWICK	
9-16-67	LH 129 994 GA	144 Yorktown Drive	"As Is"
		COLUMBUS	
9-21-67	LH 122 090 GA	2106 Lamore Drive	"As Rep."
		WARNER ROBINS	
9-15-67	DL 114 159 GA	111 Osage Avenue	"As Is"
		AMERICUS	
9-1-67	LH 127 619 GA	1004 Ridge Street	"As Rep."
		DeKALB COUNTY	
9-18-67	LH 100 809	2820 Boulevard Dr., NE Atlanta	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: September 22, 1967

FROM: Property Management Sect., Loan Guaranty Div.,
Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-8474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

All listings are subject to VA acquiring title.

DUNCAN REALTY COMPANY
505 Ga. Life Bldg.,
66 Luckie St., N.W.
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 S. Fulton Ave.
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY
249 N. Atlanta Street
Smyrna, Georgia . . . . . (P)

COBB COUNTY

PM--GA

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
SH 3993	129 Locklomand Lane Smyrna 8.67	6 - 3 BV 2B	103x140x92x 135		Rep ** $18,250 (P)
LH 108 865	2443 Woodland Dr. Kennesaw	5½ - 3 Fr W/BV Fr	80x147		12,000 (L)

** Downpayment will be $500.00 minimum.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

LG BULLETIN NO. 237

September 25, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/26

TO: ALL LENDERS, HOLDERS AND BROKERS

SUBJ: Public Law 89-44, amending Section 4361 of the Internal Revenue Code of 1954

1. Section 4361 of the Internal Revenue Code of 1954, relating to the documentary stamp tax on conveyances of real estate, was amended by Public Law 89-44, approved June 21, 1965, as follows:

> "The tax imposed by this section shall not apply on or after January 1, 1968."

2. Under the Documentary Stamp Tax Regulations, the tax attaches at the time the deed is delivered. Thus, under the new law, stamps will not be required on deeds delivered on or after January 1, 1968. Accordingly, this stamp tax expense will not be incurred or paid where not required by law.

PIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE 9-29-67

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

NOTE:

1. Arrangements for keys may be made at this office or our Management Brokers listed below.

2. All lot dimensions are more or less to the nearest foot.

3. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms.

4. Frame designation (Fr.) includes wood, asbestos siding and shingles; BV - Brick Veneer; Alum. - Aluminum; Conc. Blk. - Concrete Block.

5. Prices quoted are for properties in their "as is" condition unless indicated as repaired - Rep.

6. Offers Pending - OP

7. Monthly payments will include deposit for payment of taxes and insurance. Prepaid items will be prorated. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.

8. When properties are purchased "as is", the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent, rounded to the nearest $5.00. No utility service will be furnished by the VA. Rental exceptions may be made in some cases where minor repairs are involved. However, VA written approval is required in all cases.

9. All offers received within 48 hours after the date of mailing of our sales listing will be considered as received simultaneously. Be sure to inform your prospective buyer accordingly and acquaint them with the fact that offers are subject to credit acceptability, VA list price, down payment required, etc. Between equal offers, time of receipt by the VA will be the controlling factor. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

10. Minimum cash down payment may be $200.00 with maximum terms of loan up to 30 years at 6% interest.
You may sell to non-veterans as well as veterans.

11. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

12. Management Brokers having jurisdiction of properties are listed below:

(Management Brokers are listed on next page)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: September 29, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree Street, N. E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Luckie St., NW
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 S. Fulton Ave.
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . .(L)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY.
249 N. Atlanta Street
Smyrna, Georgia . . . . . (P)

FULTON, DeKALB, CLAYTON, COBB & GWINNETT COUNTIES

PM--GA

FULTON COUNTY

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
LH 114 175	119 Kelso Dr. SW Atlanta	Lot 100x200 Lot Only - House no value		/ OP	$ 4,000 (D)
LH 156 370	1366 Lockhaven Cir. SW Atlanta 5.67	6 - 2 Fr	60x22x60x 235	Rep.	12,800 (M)
LH 156 706	1801 Hadlock St., SW Atlanta 8.67	6 - 3 Fr	50x165	Rep.	13,000 (M)

DeKALB COUNTY

None

CLAYTON COUNTY

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
SH 3200	204 Lookout Dr. Forest Park 9.67	5 - 3 Alum.			10,000 (M)
LH 121 043	120 Sierra Dr. Forest Park 7.67	5½ - 3 Fr & Alum	158x70x160x 70	OP	11,750 (M)
LH 140 576	164 King Arthur Court Jonesboro	5 - 3 Fr 2 B			16,400 (M)
LH 145 523	223 Brian Court Forest Park	5½ - 3 Fr & Alum	75x154x75x 160		10,700 (M)
LH 165 002	597 Fielding Cir. Riverdale	5½ - 3 BV	60x150x90x 147		13,900 (M)

Continued on Page #2

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: September 29, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200.00 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2		COBB COUNTY			Continued
SH 3320	125 Dorothy Dr. Marietta 8.67	5 - 3 Fr & Alum	93x139x120x 139	OP	$11,400 (L)
SH 3993	129 Locklomond Lane Smyrna 8.67	6 - 3 BV 2B	103x140x92x135 Downpayment $500.00 Minumum	OP Rep.	18,250 (P)
LH 108 865	2443 Woodland Dr. Kennesaw	5½ - 3 Fr	80x147		12,000 (L)
LH 114 378	309 Highland Dr. Smyrna 8.67	6 - 3 BV & Fr	Downpayment $500.00 minimum	Rep.	19,500 (P)
LH 149 463	977 Beech St. Marietta	5 - 2 Fr	112x138x121x 155	OP	10,000 (L)
		GWINNETT COUNTY			
LH 161 243	6217 Jane Road Doraville 8.67	5½ - 3 Fr	70x110		8,500 (D)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

October 6, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		DUBLIN	
9-29-67	LH 132 864 GA	Rockdale Road	"As Rep.
		COBB COUNTY	
10-2-67	SH 3993 GA	129 Lochlomand Lane Smyrna	As Rep."
10-4-67	SH 3320 GA	125 Dorothy Drive Marietta	"As Rep."
		BRUNSWICK	
10-3-67	LH 130 551 GA	133 Yorktown Drive	"As Is"
		COLUMBUS	
10-3-67	LH 133 813 GA	4828 Teresa Street	"As Is"
10-3-67	LH 146 296 GA	13 Malone Drive	"As Rep."
		ROSSVILLE	
10-3-67	DV 3947 GA	204 Longview Drive	"As Is"
		SAVANNAH	
10-3-67	LH 117 546 GA	2 Merrydell Drive	"As Is"

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 6, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie Street, N.W. Atlanta, Georgia			(D)
		McCORD & REEVES, INC. 3518 S. Fulton Avenue Hapeville, Georgia			(M)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY. 249 North Atlanta Street Smyrna, Georgia			(P)
PM--GA		FULTON COUNTY			
LH 114 175	119 Kelso Dr., SW Atlanta 10.2		100x200 Lot Only House has no value		$ 4,000 (D) ALL CASH
		CLAYTON COUNTY			
SH 3200	204 Lookout Dr. Forest Park 9.67	5 - 3 Alum.		OP Rep.	$10,500 (M)
LH 132 030	167 West Warren Ave. Forest Park	6 - 3 Fr Alum Sid.	65x167x65x168		10,800 (M)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

October 13, 1967

YOUR FILE REFERENCE:

TO: ALL SALES AND MANAGEMENT BROKERS

IN REPLY REFER TO: 316-264

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
10-6-67	LH 141 400 GA	207 Port Royal Drive Wilmington Island	"As Is"
10-11-67	LH 134 151 GA	12711 White Bluff Road	"As Is"
		CLAYTON COUNTY	
10-9-67	LH 121 043 GA	120 Sierra Drive Forest Park	"As Rep."
		AUGUSTA	
10-11-67	SH 3377 GA	2336 Getzen Drive	"As Is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

FROM	Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER PIERRE NOEL, JR.
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER		TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200, down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Lucke Street, N.W. Atlanta, Georgia . . . . . (D)			
		McCORD & REEVES, INC. 3518 S. Fulton Ave. Hapeville, Georgia . . . . . .(M)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		POSTON, GUTHRIE & FOWLER REALTY & INS. AGCY 249 N. Atlanta Street Smyrna, Georgia . . . . . (P)			
PM--GA		FULTON COUNTY			
LH 161 236	1404 Lorenzo Drive SW Atlanta	6 - 3 Fr	60x205		$11,500 (M)
		DeKALB COUNTY			
LH 161 219	1826 Hickory Road Chamblee	6 - 3 Fr	80x150		10,900 (D)
LH 168 493	236 Eleanor St. SE Atlanta	4 - 2 Fr Alum Siding	70x148x70x149		10,700 (D)
		COBB COUNTY			
LH 122 755	132 Patricia Ave. Marietta	6½-- 3 BV 1½B	80x150		14,300 (L)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

October 20, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
10-12-67	LH 141 609 GA	513 W. 63rd Street	As Rep.
10-12-67	SH 3525 GA	2226 Bonna Bella Ave.	As Is
10-12-67	SH 3928 GA	49 Merrydell Dr.	As Is
10-18-67	SH 3872 GA	1922 E. 56th St.	As Is
		CLAYTON COUNTY	
10-16-67	SH 3200 GA	204 Lookout Dr. Forest Park	As Rep.
10-17-67	LH 165 002 GA	597 Fielding Circle Riverdale	As Is
		COLUMBUS	
10-17-67	SH 3257 GA	1227 Sturkie Ave.	As Rep.
10-17-67	LH 134 122 GA	2711 King St.	As Rep.
10-18-67	LH 160 858 GA	4921 Bruning St.	As Is
		AMERICUS	
10-18-67	LHD 127 619 GA	1004 Ridge Street	As Rep.
		BRUNSWICK	
10-18-67	LH 131 100 GA	130 Yorktown Drive	As Is

W. A. Walker
W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 20, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Luckie St., NW Atlanta, Georgia . . . . . (D)			
		McCORD & REEVES, INC. 3518 S. Fulton Ave. Hapeville, Georgia . . . . . .(M)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . .(L)			
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY .) 249 N. Atlanta St. Smyrna, Georgia . . . . . .(P)			
PM--GA		COBB COUNTY			
LH 143 607	110 Wanatchee Dr. Marietta	6 - 3 OBV 1½B	100x200		$14,100 (L)
LH 149 463	977 Beech St. Marietta	5 - 2 Fr	112x138x121x155 Now Available for Sale		10,000 (L)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

File

DATE 10-27-67

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

NOTE:

1. Arrangements for keys may be made at this office or our Management Brokers listed below.

2. All lot dimensions are more or less to the nearest foot.

3. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms.

4. Frame designation (Fr.) includes wood, asbestos siding and shingles; BV - Brick Veneer; Alum. - Aluminum; Conc. Blk. - Concrete Block.

5. Prices quoted are for properties in their "as is" condition unless indicated as repaired - Rep.

6. Offers Pending - OP

7. Monthly payments will include deposit for payment of taxes and insurance. Prepaid items will be prorated. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.

8. When properties are purchased "as is", the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent, rounded to the nearest $5.00. No utility service will be furnished by the VA. Rental exceptions may be made in some cases where minor repairs are involved. However, VA written approval is required in all cases.

9. All offers received within 48 hours after the date of mailing of our sales listing will be considered as received simultaneously. Be sure to inform your prospective buyer accordingly and acquaint them with the fact that offers are subject to credit acceptability, VA list price, down payment required, etc. Between equal offers, time of receipt by the VA will be the controlling factor. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

10. Minimum cash down payment may be $200.00 with maximum terms of loan up to 30 years at 6% interest.
You may sell to non-veterans as well as veterans.

11. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

12. Management Brokers having jurisdiction of properties are listed below:

(Management Brokers are listed on next page)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 27, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office, 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie Street, N.W. Atlanta, Georgia			(D)
		McCORD & REEVES, INC. 3518 S. Fulton Ave. Hapeville, Georgia			(M)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY INC 249 N. Atlanta Street Smyrna, Georgia			(P)
PM--GA	FULTON, DeKALB, CLAYTON, COBB & GWINNETT COUNTIES				
		FULTON COUNTY			
LH 114 175	119 Kelso Dr.SW Atlanta 10.67	Lot 100x200 Lot Only House no Value ALL CASH			$ 4,000 (D)
LH 156 370	1366 Lockhaven Cir. SW Atlanta 5.67	6 - 2 Fr	60x22x60x 235	Rep.	12,800 (M)
LH 156 706	1801 Hadlock St., SW Atlanta 8.67	6 - 3 Fr	50x165	Rep.	13,000 (M)
		DeKALB COUNTY			
LH 161 219	1826 Hickory Rd. Chamblee	6 - 3 Fr	80x150	OP	10,900 (D)
LH 168 493	236 Eleanor St. SE Atlanta	4 - 2 Fr	70x148x70x 149		10,700 (D)
		CLAYTON COUNTY			
LH 132 030	167 W. Warren Ave. Forest Park	6 - 3 Fr	65x167x65x 168		10,800 (M)
LH 140 576	164 King Arthur Court Jonesboro	5 - 3 Fr 2B			16,400 (M)
LH 145 523	223 Brian Court Forest Park 9.67	5½ - 3 Fr & Alum	75x154x75x 160	OP	10,700 (M)
		GWINNETT COUNTY			
LH 161 243	6217 Jane Road Doraville 8.67	5½ - 3 Fr	70x110	Rep.	8,800 (D)

Continued on Page #2

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 27, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2		COBB COUNTY		Continued	
PM--GA					
LH 108 865	2443 Woodland Dr. Kennesaw	5½- 3 Fr	80x147	OP	$12,000 (L)
LH 114 378	309 Highland Dr. Smyrna 8.67	6 - 3 BV & Fr	Downpayment $500.00 Minimum	Rep.	19,500(P)
LH 122 755	132 Patricia Ave. Marietta	6½ - 3 BV 1½B	80x150	OP	14,300 (L)
LH 143 607	110 Wanatchee Dr. Marietta	6 - 3 BV 1½B	100x200		14,100 (L)
LH 149 463	977 Beech St. Marietta	5 - 2 Fr	112x138x121x 155		10,000 (L)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 3, 1967

To Files

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie St., N.W. Atlanta, Georgia . . . . . (D)			
		McCORD & REEVES, INC. 3518 S. Fulton Ave. Hapeville, Georgia . . . . . (M)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY, INC. 249 N. Atlanta Street Smyrna, Georgia . . . . . (P)			

"All properties are sold on an "As Is" basis, whether repaired or not, and the VA makes no warranties, expressed or implied, with respect thereto, prospective purchasers must be so informed".

PM--GA — COBB COUNTY

SH 3993	129 Lochlomand Lane Smyrna 8.67 Property now avilable for sale.	6 - 3 2B BV & Fr	100x200 $500.00 Downpayment required.	Rep.	$18,000 (P)
LH 169 330	870 Walnut Circle Marietta	6½ 3 2B FBV	100x200 $500.00 Downpayment required.		19,500 (L)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

November 3, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		ALBANY	
10-25-67	LH 140 428 GA	1314 Avalon Avenue	"As is"
		SAVANNAH	
10-27-67	LH 86 888 GA	2613 Evergreen Avenue	"As is"
10-27-67	LH 140 294 GA	1215 DeLesseps Avenue	"As is"
10-27-67	LH 138 824 GA	123 Van Nuys Blvd.	"As is"
10-30-67	LH 120 053 GA	313 Olmstead Place Garden City	"As Rep.
11-1-67	LH 114 575 GA	111 Welwood Drive	"As is"
		COLUMBUS	
10-26-67	LH 141 831 GA	350 Tennant Avenue	"As is"
11-1-67	LH 152 434 GA	1113 Yale Drive	"As Rep."
11-1-67	SH 3505 GA	4824 Josephine St.	"As is"
11-1-67	LH 139 489 GA	2622 Garden Drive	"As is"
		ELBERTON	
10-26-67	DL 127 547 GA	New Ruckersville Road	"As is"
		ROME	
10-27-67	DL 149 034 GA	101 Beech Creek Drive	"As Rep."
		COBB COUNTY	
10-27-67	LH 122 755 GA	132 Patricia Avenue	"As Rep."
		HAMPTON	
10-30-67	LH 161 234 GA	Route 1, Hillside Drive	"As is"
		DEKALB COUNTY	
10-30-67	LH 161 219 GA	1826 Hickory Rd. Chamblee	"As is"

W A Walker
W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

November 13, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		DeKALB COUNTY	
11-2-67	LH 168 493 GA	236 Eleanor St., SE Atlanta	AS IS
		FULTON COUNTY	
11-2-67	LH 114 175 GA	119 Kelso Dr., S.W. Atlanta	AS IS
11-8-67	LH 161 236 GA	1404 Lorenzo Dr., S.W. Atlanta	AS IS
		SAVANNAH	
11-2-67	LH 138 304 GA	528 Woodley Rd.	AS IS
11-3-67	LH 143 798 GA	12406 Woodley Rd.	AS IS
11-8-67	LH 143 133 GA	2211 N. Parkwood Dr.	AS IS
		KINGSLAND	
11-2-67	LH 158 017 GA	Kings Street	AS IS
		COLUMBUS	
11-8-67	LH 147 803 GA	4974 Bonnybrook Way	AS IS
11-8-67	SH 3098 GA	134 Highland Ave.	AS REP.
		CLAYTON COUNTY	
11-8-67	LH 140 576 GA	164 King Arthur Jonesboro	AS REP.
		MOULTRIE	
11-8-67	SH 3376 GA	700 - 13th Street, S.W.	AS IS

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 13, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office, 730 Peachtree Street, N.E., Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-3474

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg.
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 S. Fulton Ave.
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY INC.
249 N. Atlanta Street
Smyrna, Georgia . . . . . (P)

All properties are sold on an AS IS basis, whether repaired or not, and the VA makes no warranties, expressed or implied, with respect thereto, prospective purchasers must be so informed.

PM--GA

CLAYTON COUNTY

LH 146 220	122 Oak Forest Dr. Hapeville 10.67	5½ - 3 BV	50x150	Rep.	$11,000 (M)
		Now available for sale.			

COBB COUNTY

SH 3993	129 Lochlomand Lane Smyrna 8.67	6 - 3 2B BV & Fr	100x200	Rep.	18,250 (P)
		$500.00 minimum downpayment required. To correct Listing Price.			

file

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

November 17, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING

DATE	PM NUMBER	ADDRESS	
		AUGUSTA	
11-13-67	SH 2572 GA	1928 Roberson Rd.	AS REP.
		CLAYTON COUNTY	
11-13-67	LH 145 523 GA	223 Brian Court Forest Park	AS IS
		COBB COUNTY	
11-13-67	LH 143 607 GA	110 Wanatchee Dr. Marietta	AS IS
11-16-67	LH 169 330 GA	870 Walnut Cir. Marietta	AS IS
		FULTON COUNTY	
11-14-67	LH 156 706 GA	1801 Hadlock St., S.W. Atlanta	AS IS
11-14-67	LH 156 370 GA	1366 Lockhaven Cir.,S.W. Atlanta	AS IS
		SAVANNAH	
11-13-67	LH 140 156 GA	217 Seminole St.	AS IS
11-13-67	LH 134 151 GA	12711 White Bluff Rd.	AS IS
11-14-67	SH 3852 GA	3 Chateaugay Rd.	AS IS

WAWalker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.
Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 11-16-67 [X] ORIGINAL [ ] REVISED

PROPERTY MANAGEMENT NO. PM. H 153 303 GA

2. ADDRESS OF PROPERTY
5250 Fellwood Road
College Park, Georgia

3. PROPERTY IS [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $12,500.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 5½

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: BV

15. TYPE OF HEAT: Wall Htrs.

16. GARAGE FOR (Cars): [ ] ONE CAR [ ] TWO CARS [X] OTHER (Specify): None

17. SPECIAL FEATURES OF PROPERTY

"All properties are sold on an "As is" basis whether repaired or not, and the VA makes no warranties expressed or implied with respect thereto. Prospective purchasers must be so informed."

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [X] SCHOOLS [X] STORES [ ] TRANSPORTATION
BLK. Bus MI. ____ BLK. ____ MI. 1 BLK. ____ MI. ½

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION

22. SIZE OF LOT: 134x195

23. APPROXIMATE ANNUAL TAXES

24. APPROXIMATE ANNUAL INSURANCE PREMIUM

25. DATE ACQUIRED BY VA

26. ESTIMATED DATE OF ACQUISITION BY VA: 1-7-68

27. DATE REDEMPTION RIGHTS EXPIRE: n/a

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	VACANT		

29. NAME AND ADDRESS OF PERSON HAVING KEYS
MCCORD & REEVES, INC.
3518 S. Fulton Avenue
Hapeville, Georgia 30054

30. SUBMIT PURCHASE OFFER TO
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree Street, N. E.
Atlanta, Georgia 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing. All listing subject to VA acquiring title.

VA FORM MAY 1958 26-6704-1 EXISTING STOCKS OF VA FORM VB 4-6704-1, JUN 1956, WILL BE USED.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

INFORMATION LETTER

November 17, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-262

TO: ALL PROGRAM PARTICIPANTS

SUBJ: Charges, Fees and Discounts

1. Recent instances of misunderstanding and complaints by veterans as to closing cost, discounts, and payments for the property in addition to the contract price make it necessary that both the veteran and the lender have an awareness of all cost involved in the loan and that the Certification of Loan Disbursement and Report of Home Loan Processed on Automatic Basis reflect the facts.

2. The Lenders Handbook, VA Pamphlet 26-7, shows the items for which the veteran may pay the reasonable and customary amount. The schedule of items is set forth in Part I, pages II-13 and II-14, Change 1. Paragraphs (b) and (c), Section 36.4312, page 11-13, Change 1 of the Handbook specify that brokerage or other charges shall not be made against the veteran and that any commission or other consideration paid or payable by the veteran to a sales broker or another as agent of the veteran or otherwise shall not be considered as closing cost and shall be treated as part of the purchase price for the purpose of determining that the purchase price of the property is not in excess of the reasonable value.

3. VA Form 26-1820, Report of Home Loan Processed on Automatic Basis, and VA Form 26-1876, Certification of Loan Disbursement, require the lender to show the total purchase price, itemization of closing cost, other charges, cash from the veteran and other credits. In executing either of the forms, the lender certifies that it has not and will not impose any charges or fees against the veteran borrower in excess of those permissible, that the loan conforms otherwise to Title 38 USC and the regulations concerning guaranty of loans to veterans, and that all information reflected is true to the best of the lender's knowledge and belief.

4. Charges paid by the veteran in excess of closing cost or cost paid by the veteran other than the purchase price as specified by the contract render the loan ineligible for guaranty and the parties thereto are subject to the penalties provided by Federal statutes.

Sincerely yours,

PIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE 11-27-67

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-3474

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

NOTE:

1. Arrangements for keys may be made at this office or our Management Brokers listed below.

2. All lot dimensions are more or less to the nearest foot.

3. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms.

4. Frame designation (Fr.) includes wood, asbestos siding and shingles; BV - Brick Veneer; Alum. - Aluminum; Conc. Blk. - Concrete Block.

5. Prices quoted are for properties in their "as is" condition unless indicated as repaired - Rep.

6. Offers Pending - OP

7. Monthly payments will include deposit for payment of taxes and insurance. Prepaid items will be prorated. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.

8. When properties are purchased "as is", the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent, rounded to the nearest $5.00. No utility service will be furnished by the VA. Rental exceptions may be made in some cases where minor repairs are involved. However, VA written approval is required in all cases.

9. All offers received within 48 hours after the date of mailing of our sales listing will be considered as received simultaneously. Be sure to inform your prospective buyer accordingly and acquaint them with the fact that offers are subject to credit acceptability, VA list price, down payment required, etc. Between equal offers, time of receipt by the VA will be the controlling factor. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

10. Minimum cash down payment may be $200.00 with maximum terms of loan up to 30 years at 6% interest.
You may sell to non-veterans as well as veterans.

11. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

12. Management Brokers having jurisdiction of properties are listed below:

(Management Brokers are listed on next page)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 27, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

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Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 SouthFulton Avenue
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY INC.
249 North Atlanta Street
Smyrna, Georgia . . . . . .(P)

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PM-GA

FULTON, DEKALB, CLAYTON & COBB COUNTIES

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		FULTON COUNTY			
LH 153 303	5250 Fellwood Rd. College Park	5½ - 3 BV	195x85x202x134x134	OP	$12,500 (M)
		DEKALB COUNTY			
LH 161 498	1050 Verdi Way Clarkston	5 - 3 1½B BV	132x116x93x93		15,800 (D)
LH 162 322	2107 Boulevard Dr. S.E. Atlanta	6 - 3 BV	46x200		14,000 (D)
		CLAYTON COUNTY			
LH 132 030	167 W. Warren Ave. Forest Park	6 - 3 Fr.	65x167x65x168		10,800 (M)
LH 153 027	444 Roxbury Drive Riverdale	5½ - 3 BV	85x166x66x150		12,500 (M)
		COBB COUNTY			
SH 3993	129 Lochlomand Lane Smyrna 8.67	6 - 3 2B BV & Fr.	140x103x135x92 Downpayment $500. Minimum	OP	18,250 (P)
SH 4917	761 Walnut Cir. Marietta 11.67	6 - 3 BV 2B	100x200 Downpayment $500. Minimum		18,000 (L)

Continued on page 2

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 27, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page 2					
PM-GA		COBB COUNTY			Continued
LH 108 865	2443 Woodland Dr. Kennesaw 11.67	5½ - 3 Fr.	80x147	OP	$12,000 (L)
LH 114 378	309 Highland Drive Smyrna 8.67	6 - 3 BV & Fr.	Downpayment $500. Minimum	Rep. OP	19,500 (P)
LH 149 463	977 Beech Street Marietta	5 - 2 Fr.	112x138x121x155	OP	10,000 (L)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

December 1, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/26

TO : ALL PROGRAM PARTICIPANTS

FROM : Loan Guaranty Officer

SUBJECT: ACCEPTANCE OF GIFTS OR OTHER GRATUITIES

Merry Christmas and a prosperous and Happy New Year to you and your staff.

This is a reminder of the firm policy of this Agency, as quoted below, with respect to the acceptance of gifts or other gratuities at any time, from individuals or organizations doing business with the Veterans Administration.

> "No employee shall accept directly or indirectly, for himself or for any member of his family, any favor, gift, unusual discount, gratuitous service, entertainment, or other things of value, from any person, firm or business which does business with or is a claimant of the Veterans Administration."

We believe you will appreciate this reminder of the Veterans Administration's policy on such matters in order to avoid possible embarrassment to all concerned.

Sincerely yours,

PIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 1, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, Georgia 30303

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Building
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC
3510 South Fulton Ave.
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . .(L)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY
249 North Atlanta Street
Smyrna, Georgia . . . . . (P)

All properties are sold on an 'As Is' basis, whether repaired or not, and the VA makes no warranties, expressed or implied, with respect thereto. Prospective purchasers must be so informed.

PM--GA

FULTON COUNTY

LH 158 508	4085 Kenora Dr.,SE Atlanta	5 - 3 BV 1½B	162x41x127x 101	As Repaired	$17,000.00 (D) 17,300.00

$500.00 Minimum Cash Payment.

GWINNETT COUNTY

LH 163 459	1849 Bussell Place Norcross	5 - 3 BV & Alum. 1½B	90x150	As Repaired	16,400.00 (D) 16,900.00

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

December 8, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/264

TO: ALL MANAGEMENT AND SALES BROKERS

SUBJ: Nondiscrimination Policy in Newspaper Advertising of VA-owned Properties for Sale or Rent

1. Effective February 15, 1968, newspaper advertising of the sale or rental of VA-owned properties, whether paid for entirely by the VA or toward which the VA is defraying a portion of the cost with broker participation, will carry a specific legend announcing VA's nondiscrimination policy as follows:

"VA sells its properties without discrimination."

2. The same legend shall be inserted in every advertisement of VA-owned properties for sale or rent, even where the entire cost is borne by the broker. Where advertising material is consolidated, the legend need appear only one time in the text. However, where advertising appears in several places, the legend must be contained in each advertisement.

PIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

December 13, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/26

TO: ALL BROKERS

SUBJ: Federal Documentary Stamp Tax - State of Georgia tax on transfer of real property effective January 1, 1968

1. Section 4361 of Internal Revenue Code of 1954, relating to the documentary stamp tax on conveyances of real estate, was amended by Public Law 89-44, approved June 21, 1965, as follows:

> "The tax imposed by this Section shall not apply on or after January 1, 1968."

2. Under the Documentary Stamp Tax regulations, the tax attaches at the time the deed is delivered. Thus, under the new law, stamps will not be required on deeds delivered on or after January 1, 1968.

3. Act No. 531 of the General Assembly of Georgia approved April 18, 1967 provides for a tax on each deed, instrument or other writing by which any real estate is sold, transferred or conveyed when the consideration or value of the interest or property conveyed exceeds one hundred dollars.

4. If the Federal Documentary Stamp Tax is extended Act No. 531 will become null and void. In the meantime deeds from the VA to purchasers of VA-owned properties will be subject to this tax, when such deeds are delivered on or after January 1, 1968. This tax will be paid by the purchaser at the sale closing.

5. Transfer tax under Act No. 531 must be paid to the Clerk of the Superior Court when the deed is filed for record as follows:

> "When the consideration or value of the interest or property conveyed (exclusive of the value of any lien or encumbrance remaining thereon at the time of sale) exceeds one hundred dollars, a tax at the rate of fifty cents for the first five hundred dollars or fractional part thereof, and at the rate of ten cents for each additional one hundred dollars or fractional part thereof."

PIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

December 15, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		CEDARTOWN	
12-7-67	LHD 134 486 GA	216 W. Queen Street	"As Is"
		ALBANY	
12-7-67	LH 125 186 GA	214 Pinson Road	"As Is"
12-7-67	LHD 126 560 GA	801 Sue Street	"As Is"
		SAVANNAH	
12-8-67	LH 139 040 GA	205 Chatham Street	"As Is"
12-13-67	LH 136 781 GA	1503 Eleanor Street	"As Rep"
		MILLEDGEVILLE	
12-8-67	SH 4065 GA	165 Lake Drive	"As Is"
		GWINNETT COUNTY	
12-8-67	LH 163 459 GA	1849 Bussell Place Norcross	"As Is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 12-14-67 [ ] ORIGINAL [x] REVISED

PROPERTY MANAGEMENT NO. PM. LH 132 030 GA

2. ADDRESS OF PROPERTY
167 W. Warren Drive
Forest Park, Ga. 30050

3. PROPERTY IS [ ] OCCUPIED [x] VACANT

4. LIST PRICE "AS IS" $11,400.00 **

5. AMOUNT OF SALES COMMISSION 5 %

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [x] DETACHED

7. UTILITIES CONNECTED: [x] WATER [x] GAS [x] ELECTRICITY

8. BASEMENT: [ ] YES [x] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 6

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: Fr. & Alum Siding

15. TYPE OF HEAT: 2 Radiant Circulators

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [x] OTHER (Specify) Carport

17. SPECIAL FEATURES OF PROPERTY

** REPAIRED

18. STREET IMPROVEMENTS: [x] STREETS PAVED [x] SIDEWALKS None

19. CONVENIENCES (Distance from property): [x] SCHOOLS BLK. ____ MI. 1 [x] STORES BLK. 6 MI. ____ [x] TRANSPORTATION BLK. 6 MI. ____

20. TYPE OF NEIGHBORHOOD: [x] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res

22. SIZE OF LOT: 65x167x65x168

23. APPROXIMATE ANNUAL TAXES: $195.25

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $45.00

25. DATE ACQUIRED BY VA: 12-5-67

26. ESTIMATED DATE OF ACQUISITION BY VA: --

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	VACANT		

29. NAME AND ADDRESS OF PERSON HAVING KEYS
McCord & Reeves, Inc.
3518 S. Fulton Avenue
Hapeville, Ga. 30054

30. SUBMIT PURCHASE OFFER TO
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing.

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

December 22, 1967

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COBB COUNTY	
12-14-67	LH 108 865 GA	2443 Woodland Drive Kennesaw	"As Rep."
		SAVANNAH	
12-14-67	LH 138 768 GA	115 Van Nuys Blvd.	"As Is"
12-19-67	LH 111 789 GA	115 Fairmont Ave.	"As Is"
		DeKALB COUNTY	
12-14-67	LH 161 498 GA	1050 Verdi Way Clarkston	"As Is"
		ALBANY	
12-14-67	LH 113 301 GA	1709 Melrose Dr.	"As Is"
12-15-67	LH 155 140 GA	2829 Sylvester Road	"As Is"
12-15-67	LH 135 426 GA	218 Elva Street	"As Is"
12-19-67	LH 97 448 GA	2833 Sylvester Road	"As Is"
		COLUMBUS	
12-15-67	LH 162 324 GA	2341 Simmons Ave.	"As Rep."

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 29, 1967 File

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Building
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 South Fulton Avenue
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY INC
249 North Atlanta Street
Smyrn, Georgia . . . . . (P)

All properties are sold on an "As Is" basis, whether repaired or not, and the VA makes no warranties, expressed or implied, with respect thereto. Prospective purchasers must be so informed.

PM--GA FULTON, DeKALB, CLAYTON, COBB & GWINNETT COUNTIES

DeKALB COUNTY

LH 156 641	2084 Dunwoody St., NE Atlanta	8 - 4 BV	51x144x60x 144	Repaired Price	$13,700 (D) 14,100

CLAYTON COUNTY

LH 145 202	412 Collins Court Riverdale	6 - 3 Alum Sid.	65x153x65x 87x186	Repaired Pr.	$13,800 (M) 14,250
LH 153 027	444 Roxbury Dr. Riverdale	5½ - 3 BV	85x166x66x150	Repaired Pr.	$12,500 (M) 13,000

Property Now Available for Sale.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE 12-29-67

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

NOTE:

1. Arrangements for keys may be made at this office or our Management Brokers listed below.

2. All lot dimensions are more or less to the nearest foot.

3. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms.

4. Frame designation (Fr.) includes wood, asbestos siding and shingles; BV - Brick Veneer; Alum. - Aluminum; Conc. Blk. - Concrete Block.

5. Prices quoted are for properties in their "as is" condition unless indicated as repaired - Rep.

6. Offers Pending - OP

7. Monthly payments will include deposit for payment of taxes and insurance. Prepaid items will be prorated. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.

8. When properties are purchased "as is", the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent, rounded to the nearest $5.00. No utility service will be furnished by the VA. Rental exceptions may be made in some cases where minor repairs are involved. However, VA written approval is required in all cases.

9. All offers received within 48 hours after the date of mailing of our sales listing will be considered as received simultaneously. Be sure to inform your prospective buyer accordingly and acquaint them with the fact that offers are subject to credit acceptability, VA list price, down payment required, etc. Between equal offers, time of receipt by the VA will be the controlling factor. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

10. Minimum cash down payment may be $200.00 with maximum terms of loan up to 30 years at 6% interest.
You may sell to non-veterans as well as veterans.

11. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

12. Management Brokers having jurisdiction of properties are listed below:

(Management Brokers are listed on next page)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 29, 1967

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

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DUNCAN REALTY COMPANY
505 Ga. Life Bldg.
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

McCORD & REEVES, INC.
3518 South Fulton Avenue
Hapeville, Georgia . . . . . (M)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

POSTON, GUTHRIE & FOWLER Rlty & Ins. Agcy Inc.
249 North Atlanta Street
Smyrna, Georgia . . . . . (P)

All properties are sold on an "As Is" basis, whether repaired or not, and the VA makes no warranties, expressed or implied, with respect thereto. Prospective purchasers must be so informed.

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--GA FULTON, DeKALB, CLAYTON, COBB & GWINNETT COUNTIES

FULTON COUNTY

LH 155 151	622 Cameron St.SE Atlanta	7 - 3 BV & Fr Financing limited to 25 Yrs.	50x144		$ 9,600 (D)
LH 158 508	4085 Kenora Dr.SW Atlanta	5 - 3 BV 1½B	162x41x127x 101	OP	17,000 (D)

DeKALB COUNTY

LH 137 443	3486 Autumn Dr. Doraville	6 - 3 Fr 2B	80x143		** 17,300 (D)
LH 138 695	252 Cambridge Ave. Decatur	6 - 3 Fr 1½B	50x142		11,750 (D)
LH 162 322	2107 Boulevard Dr.SE Atlanta	6 - 3 BV	46x200	OP	14,000 (D)
LH 165 036	2124 Delano Dr., NE Atlanta	6 - 3 BV 1½B	100x200		** 17,150 (D)

COBB COUNTY

SH 3993	129 Lochlomand Lane Smyrna 8.67	6 - 3 BV & Fr 2B	140x103x135x 92	OP Rep.	** 18,250 (P)
LH 114 378	309 Highland Dr. Smyrna 8.67	6 - 3 BV & Fr		Rep.	** 19,500 (P)

Continued on next page

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 29, 1967

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NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2 PM--GA		CLAYTON COUNTY			
LH 121 445	322 Kennesaw Dr. Forest Park	7 - 3 1½B BV & Fr	71x148x71x 149		$14,500 (M)
LH 132 030	167 W. Warren Ave. Forest Park 12,67	6 - 3 Fr	65x167x65x 168	Rep.	11,400 (M)
LH 151 656	129 Oak Forest Dr. Mt. View	5½ - 3 Fr	50x155		9,500 (M)
LH 153 027	444 Roxbury Dr. Riverdale	5½ - 3 BV	85x166x66x150		12,500 (M)
LH 157 987	62 Oldenburg Dr. Riverdale	5½ - 3 BV & Fr	75x192x78x 181		13,200 (M)
LH 166 318	585 Roxbury Dr. Riverdale	5½ - 3 BV & Fr	75x197x 120x159		14,000 (M)
		GWINNETT COUNTY			
LH 150 408	Rocksprings Road Grayson	8 - 3 1½B Fr & Alum	119x194x3x33x 153x213		7,500 (D)
		Financing limited to 20 Yrs.			

FILE

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

January 5, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
12-26-67	LH 158 725 GA	2113 N. Fernwood Dr.	"As Rep."
12-26-67	LH 113 088 GA	203 Welwood Drive	"As Is"
1-3-68	LH 115 690 GA	42 Silverstone Circle	"As Is"
		COBB COUNTY	
12-27-67	SH 3993 GA	129 Lochlomand Lane Smyrna	"As Is"
		COLUMBUS	
12-28-67	LH 125 936 GA	1084 Rosewood Drive	"As Rep.
		WARNER ROBINS	
1-2-68	LH 119 948 GA	111 Barbara Drive	"As Is"

W.A. Walker

W.A. WALKER,
Chief, Loan Service &
Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 1-5-68 [X] ORIGINAL [ ] REVISED

PROPERTY MANAGEMENT NO. PM. LH 155 151 GA

2. ADDRESS OF PROPERTY: 622 Cameron Street, S.E. Atlanta, Georgia

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $9,600.00

5. AMOUNT OF SALES COMMISSION: 5 %

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 7

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: BV & Frame

15. TYPE OF HEAT: Central

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify) None

17. SPECIAL FEATURES OF PROPERTY

Repaired Price $10,400.00 - Financing limited to 25 years

(All properties are sold on an "As Is" basis, whether repaired or not, and the VA makes no warranties, expressed or implied, with respect thereto, prospective purchasers must be so informed.
VA properties are available to qualified buyers or renters, without regard to their race, color, creed or national origin.)

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS BLK.___ MI.___ [ ] STORES BLK.___ MI.___ [ ] TRANSPORTATION BLK.___ MI.___

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Residence

22. SIZE OF LOT: 50x144

23. APPROXIMATE ANNUAL TAXES: $147.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $57.00

25. DATE ACQUIRED BY VA:

26. ESTIMATED DATE OF ACQUISITION BY VA: 2-5-1968

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Vacant		

29. NAME AND ADDRESS OF PERSON HAVING KEYS

Duncan Realty Company
505 Ga. Life Building
66 Luckie Street, N.W.
Atlanta, Georgia 30303

30. SUBMIT PURCHASE OFFER TO

Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St. N.E.
Atlanta, Georgia 30308

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VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

January 12, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
1-4-68	LH 112 761 GA	7 Chateaugay Road	"As Is"
		CLAYTON COUNTY	
1-8-68	LH 145 202 GA	412 Collins Court Riverdale	"As Rep."
		COLUMBUS	
1-9-68	LH 125 594 GA	4819 Teresa Street	"As Is"
1-10-68	LH 153 744 GA	31 Norris Road	"As Rep."
1-10-68	SH 4180 GA	5614 Luna Drive	"As Rep."
		FULTON COUNTY	
1-9-68	LH 158 508 GA	4085 Kenora Drive, S.W. Atlanta,	"As Is"

W. A. Walker
W. A. WALKER
Chief, Loan Services & Property
Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.
Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 1-12-68 [ ] ORIGINAL [X] REVISED

PROPERTY MANAGEMENT NO.: PM. LH 140 576 GA

2. ADDRESS OF PROPERTY: 164 King Arthurs Court, Jonesboro, Ga.

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $16,900.00 **

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: ~~2~~ One

10. NO. OF ROOMS: 5

11. NO. OF STORIES: 2

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 2

14. TYPE OF CONSTRUCTION: BV & Fr

15. TYPE OF HEAT: Elec. Baseboard

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify)

17. SPECIAL FEATURES OF PROPERTY ** REPAIRED 2 BATHS

All properties are sold on an "As Is" Basis, whether repaired or not and the VA makes no warranties, expressed or implied, with respect thereto, prospective purchasers must be so informed.

VA Properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

Property Now available for Sale.

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS [ ] STORES [ ] TRANSPORTATION

BLK.____ MI.____ BLK.____ MI.____ BLK.____ MI.____

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT:

23. APPROXIMATE ANNUAL TAXES: 162.17

24. APPROXIMATE ANNUAL INSURANCE PREMIUM:

25. DATE ACQUIRED BY VA: 11.67

26. ESTIMATED DATE OF ACQUISITION BY VA: -

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Vacant		

29. NAME AND ADDRESS OF PERSON HAVING KEYS:
McCord & Reeves, Inc.
3518 South Fulton Ave.
Hapeville, Ga.

30. SUBMIT PURCHASE OFFER TO:
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, Ga. 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

January 16, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/264

TO: ALL BROKERS IN METROPOLITAN ATLANTA AREA
(Fulton, DeKalb, Clayton, Cobb & Gwinnett Counties)

SUBJ: Increase in Interest Rate on VA-owned Properties

1. Effective February 1, 1968, the interest rate on the sale of VA-owned properties financed by the VA (Veterans Administration) will be six and one-half percent. The six and one-half percent interest rate will be applicable to all offers received by the VA on and after this date. Our minimum down payment requirements with terms up to thirty years is not affected. Please note this change on your records and listings.

2. Your cooperation and interest in the sale of our properties is appreciated.

PIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

January 19, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
1-11-68	LH 143 303 GA	5904 Fairview Ave.	"As Is"
1-15-68	LH 113 388 GA	205 Welwood Dr.	"As Rep."
		ALBANY	
1-12-68	LH 130 363 GA	418 Cannon Ave.	"As Rep."
		GWINNETT COUNTY	
1-15-68	LH 150 408 GA	Rock Springs Rd. Grayson	"As Is"
		DEKALB COUNTY	
1-15-68	LH 162 322 GA	2107 Boulevard Dr. SE Atlanta	"As Is"
		HAMPTON	
1-16-68	LH 162 934 GA	North Drive	"As Is"
		MACON	
1-16-68	LH 87 644 GA	2659 Bob-O-Link Dr.	"As Rep."
		COLUMBUS	
1-16-68	SH 3971 GA	3124 Urban Ave.	"As Rep."
		CLAYTON COUNTY	
1-16-68	LH 151 656 GA	129 Oak Forest Dr. Mt. View	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 19, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg.
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3518 South Fulton Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY INC
249 North Atlanta Street
Smyrna, Georgia . . . . . (P)

"VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the original or revised listing. (Work days are Monday through Friday).

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--GA — COBB COUNTY

SH 3371 GA	110 Lochlomand Lane Smyrna 1968	6 - 3 2B BV & Fr	80x154x140x 225	** Repaired	$18,000 (P) 18,400	
LH 120 605	105 Woodward Circle Mableton	5½ - 3 BV	85x153x105x 147	 Repaired	13,500 (P) 14,250	

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 1-26-1968 [X] ORIGINAL [ ] REVISED

PROPERTY MANAGEMENT NO. PM. LH 147 152 GA

2. ADDRESS OF PROPERTY: 648 Willow Drive, Riverdale, Georgia 30274

3. PROPERTY IS: [X] OCCUPIED [ ] VACANT

4. LIST PRICE "AS IS": $14,000.00

5. AMOUNT OF SALES COMMISSION: 5 %

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 6

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: Brick Veneer

15. TYPE OF HEAT: Borg, War, gas

16. GARAGE FOR (Check): [X] ONE CAR [ ] TWO CARS [ ] OTHER (Specify)

17. SPECIAL FEATURES OF PROPERTY: REPAIRED $14,200.00

(All properties are sold on an "As is" basis, whether repaired or not, and the VA makes no warranties, expressed or implied, with respect thereto, prospective purchasers must be so informed.
VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.)

18. STREET IMPROVEMENTS: [X] STREETS PAVED [X] SIDEWALKS NONE

19. CONVENIENCES (Distance from property): [ ] SCHOOLS [ ] STORES [ ] TRANSPORTATION — Information not available
BLK.____ MI.____ BLK.____ MI.____ BLK.____ MI.____

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res

22. SIZE OF LOT: 80x150

23. APPROXIMATE ANNUAL TAXES: $141.53

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $66.00

25. DATE ACQUIRED BY VA:

26. ESTIMATED DATE OF ACQUISITION BY VA: 3-2-1968

27. DATE REDEMPTION RIGHTS EXPIRE:

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Widow of ARTERBURN, Eugene B.	--	

The best qualified offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

29. NAME AND ADDRESS OF PERSON HAVING KEYS:
McCord & Reeves, Inc.
3518 South Fulton Avenue
Hapeville, Georgia 30054

30. SUBMIT PURCHASE OFFER TO:
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing. All listings are subject to VA acquiring title.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

1-26-68

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.
All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block. Offers pending - OP.

6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees and State Transfer Tax. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.

7. When properties are purchased "As Is" and the VA has title the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).

11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 26, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200.00 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings

All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 GA. Life Bldg.
66 Luckie St., N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3518 South Fulton Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY INC.
249 North Atlanta Street
Smyrna, Georgia . . . . . (P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--GA FULTON, DeKALB, CLAYTON, AND COBB COUNTIES

FULTON COUNTY

LH 155 151	622 Cameron St., SE Atlanta	7 - 3 BV & Fr	50x144 Financing limited to 25 Yrs.		$ 9,600 (D)

DeKALB COUNTY

LH 136 510	2739 Esquire Way Tucker	7 - 3 1½B BV & Fr	85x199x 89x225	**	17,500 (D)
LH 137 443	3486 Autumn Dr. Doraville	6 - 3 Fr 2B	80x143	**	17,300 (D)
LH 138 695	252 Cambridge Ave. Decatur	6 - 3 Fr 1½B	50x142		11,750 (D)
LH 153 543	4240 Carrollwood Dr. Stone Mountain	7 - 4 2 B BV & Fr	80x140	**	20,200 (D)
LH 159 047	637 Windsor Ter. Avondale Estates	4¼ - 2 Fr	50x200		7,800 (D)

COBB COUNTY

SH 3271	110 Lochlomand Lane Smyrna 1.68	6 - 3 2B BV & Fr	80x154x140x 225	**	18,000 (P)
LH 114 378	309 Highland Dr. Smyrna 8.67	6 - 3 BV & Fr	OP Rep.	**	19,500 (P)

Continued on Page #2

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 26, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2		COBB COUNTY		Continued	
PM--GA					
LH 120 605	105 Woodward Cir. Mableton	5½ - 3 BV 1½B	85x153x105x 147	OP	$13,500 (P)
		CLAYTON COUNTY			
LH 121 445	322 Kennesaw Dr. Forest Park	7 - 3 1½B BV & Fr	71x148x71x 149	OP	$14,500 (M)
LH 132 030	167 W. Warren Ave. Forest Park 12.67	6 - 3 Fr	65x167x65x 168	Rep.	11,400 (M)
LH 140 576	164 King Arthurs Ct. Jonesboro 11.67	5 - 3 Fr 2B		OP Rep.	16,900 (M)
LH 151 656	129 Oak Forest Dr. Mt. View	5½ - 3 Fr	50x155		9,500 (M)
LH 153 027	444 Roxbury Dr. Riverdale	5½ - 3 BV	85x166x66x 150		12,500 (M)
LH 157 987	62 Oldenburg Dr. Riverdale	5½ - 3 BV & Fr	75x192x78x 181		13,200 (M)
LH 166 318	585 Roxbury Dr. Riverdale	5½ - 3 BV & Fr	75x197x 120x159		14,000 (M)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 2, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree St., NE
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. down, balance payable monthly at 6½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie Street, N.W. Atlanta, Ga. . . . . (D)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		McCORD & REEVES, INC. 3518 South Fulton Avenue Hapeville, Georgia . . . . . .(M)			
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY, INC. 249 N. Atlanta Street Smyrna, Georgia . . . . . (P)			

Properties indicated by ** before price will have minimum downpayment of $500.00.

"VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin".

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

PM-GA				
		DeKALB COUNTY		
LH 136 510	2739 Esquire Way Tucker	7 - 3 1½B BV & Fr	85x199x 89x225 Repaired	** $17,500 (D) ** 18,200
		COBB COUNTY		
SH 3993	129 Lochlomand Lane Smyrna 8.67	6 - 3 2B BV & Fr	140x103.8x135x 92	** 18,250 (P)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

February 16, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
2-8-68	LH 119 620 GA	2215 Bacon Park Drive	"As Is"
2-9-68	LH 114 088 GA	23 Merrydell Drive	"As Is"
2-12-68	LH 114 786 GA	103 Welwood Drive	"As Rep."
2-13-68	SH 3573 GA	44 Merrydell Drive	"As Is"
		MARTINEZ	
2-9-68	LH 141 891 GA	Route 5, Box 610	"As Rep."
		COBB COUNTY	
2-9-68	LH 114 378 GA	309 Highland Drive Smyrna	"As Is"
		AUGUSTA	
2-12-68	LH 143 908 GA	2488 Coleman Ave.	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 16, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200.00 down, balance payable monthly at 6½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie St., NW Atlanta, Georgia			(D)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		McCORD & REEVES, INC. 3518 South Fulton Ave. Hapeville, Georgia			(M)
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY INC. 249 North Atlanta Street Smyrna, Georgia			(P)

"VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

PM--GA

		DeKALB COUNTY			
LH 138 695	252 Cambridge Ave. Decatur 2.68	6 - 3 Fr 1½B	50x142	Rep.	$13,000 (D)
LH 159 047	637 Windsor Ter. Avondale Estates	4½ - 2 Fr	50x200	 Repaired	7,800 (D) 8,600
		COBB COUNTY			
SH 4768	126 Lochlomand Lane Smyrna 2.68	6½ - 4 2B BV & shakes Minimum downpayment $500.00.	150x159x150x 160	 Repaired	19,600 (P) 20,100
		CLAYTON COUNTY			
SH 4481	811 Kennesaw Dr. Forest Park 2.68	5 - 3 Alum Sid.	86x81x130x 172	 Repaired	11,500 (M) 12,000
LH 166 318	585 Roxbury Dr. Riverdale 2.68	5½ - 3 BV & Fr	75x197x 120x159	Rep.	14,400 (M)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

February 23, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		CLAYTON COUNTY	
2-15-68	LH 147 152 GA	648 Willow Drive Riverdale	"As Is"
2-15-68	LH 157 987 GA	62 Oldenburg Drive Riverdale	"As Rep."
2-16-68	LH 151 656 GA	129 Oak Forest Drive Mt. View	" As Rep."
2-19-68	LH 121 445 GA	322 Kennesaw Drive Forest Park	"As Is"
		DeKALB COUNTY	
2-19-68	LH 136 510 GA	2739 Esquire Way Tucker	"As Rep."
2-19-68	LH 153 543 GA	4240 Carrollwood Dr. Stone Mountain	"As Is"
		SAVANNAH	
2-16-68	LH 105 285 GA	108 Juniper Circle	"As Is"
		AUGUSTA	
2-20-68	SH 4266 GA	Rt. 2, Box 252 Wrightsboro Road	"As Is"
		COLUMBUS	
2-21-68	LH 157 292 GA	4230 Fort Street	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

2-29-68

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.
All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block. Offers pending - OP.

6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees and State Transfer Tax. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.

7. When properties are purchased "As Is" and the VA has title the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).

11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

12. Arrangements for keys may be made at the office of our Management Brokers.

SALES LISTING (MULTIPLE)

February 29, 1968

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.
All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg.
66 Luckie St., N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3518 South Fulton Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY, INC.
249 North Atlanta Street
Smyrna, Georgia . . . . . (P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--GA

FULTON, DeKALB, CLAYTON, AND COBB COUNTIES

FULTON COUNTY

LH 121 855	2503 Browns Mill Rd. SE Atlanta	6½ - 3 BV & Fr 1½B	78x40x70x 45		$16,500 (M) Rep. ** 17,000
LH 155 151	622 Cameron St., SE Atlanta	7 - 3 BV & Fr	50x144		9,600 (D) Rep 10,400
		Financing Limited to 25 Years.			

DeKALB COUNTY

LH 125 819	1172 Rogeretta Dr NE Atlanta	9 - 4 BV & Fr 2 B Cent. A/C	123x172x 189		29,800 (D) Rep. 30,500
		Minimum Downpayment $1,000.00.			
LH 137 443	3486 Autumn Dr. Doraville	6 - 3 Fr 2B	80x143	**	17,300 (D)
LH 138 695	252 Cambridge Ave. Decatur	6 - 3 Fr 1½B	50x142 OP	Rep.	13,000 (D)
LH 145 235	3868 Captain Dr. Chamblee	7 - 3 2B Alum & BV		** Rep. **	18,600 (D) 19,000
LH 159 047	637 Windsor Ter. Avondale Estates	4½ - 2 Fr	50x200	Rep.	7,800 (D) 8,600

COBB COUNTY

SH 4768	126 Lochlomand Lane Smyrna 2.68	6½ - 4 2B BV & Fr	150x159x150x 160	** Rep. **	19,600 (P) 20,100

Continued on Page #2

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 29, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE		TAXES	PRICE
Page #2 PM--GA		CLAYTON COUNTY			Continued	
SH 4481	811 Kennesaw Dr. Forest Park 2.68	5 - 3 Alum & Fr	86x130x 81x172	OP		$11,500 (M)
					Rep.	12,000
LH 117 892	127 Sierra Dr. Forest Park	5 - 3 1½B Alum & Fr.	117x145x110x 157			12,500 (M)
					Rep.	12,800
LH 132 030	117 W. Warren Ave. Forest Park 12.67	6 - 3 Fr	65x167x65x 168	OP	Rep.	11,400 (M)
LH 151 893	121 Lake Dr. Forest Park	6 - 3 BV	60x215x50x 180			10,500 (M)
					Rep.	11,100
LH 153 027	444 Roxbury Dr. Riverdale 2.68	5½ - 3 BV	85x;66x66x 150	OP		12,500 (M)
					Rep.	13,000
LH 166 318	585 Roxbury Dr. Riverdale 2.68	5½ - 3 BV & Fr	75x197x 120x159	OP	Rep.	14,400 (M)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308
March 1, 1968

YOUR FILE REFERENCE:

316-264

IN REPLY REFER TO:

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		AUGUSTA	
2-26-68	LH 173 805 GA	618 Aiken Street	"As Is"
		ALBANY	
2-23-68	LH 132 198 GA	209 Elva Street	"As Is"
2-28-68	LH 159 004 GA	1520 Rena Avenue	"As Is"
		COBB COUNTY	
2-27-68	SH 4768 GA	126 Lochlomand Lane Smyrna	"As Rep."
		ROME	
2-27-68	LH 68 699 GA	1 Jones Avenue	"As Is"
		CLAYTON COUNTY	
2-28-68	LH 153 027	444 Roxbury Drive Riverdale	"As Is"
		CEDARTOWN	
2-28-68	DL 115 429 GA	316 Cason Road	"As Is"
		SAVANNAH	
2-28-68	LH 132 650 GA	10 Palm Avenue	"As Is"
2-29-68	LH 150 466 GA	645 Seilor Avenue	"As Is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 1, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

DUNCAN REALTY COMPANY
505 Georgia Life Building
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3518 South Fulton Avenue
Hapeville, Georgia . . . . . .(M)

POSTON, GUTHRIE & FOWLER REALTY & INS. AGCY, INC.
249 North Atlanta Street
Smyrna, Georgia . . . . . (P)

PM-GA — FULTON, GWINNETT AND COBB COUNTIES

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		FULTON			
LH 155 151	622 Cameron St.,S.E. Atlanta	7 - 3 BV & Frame	50x144	Rep.	$10,400 (D) (FINANCING LIMITED TO 25 years)
LH 165 907	91 Poplar Street Fairburn	7 - 4 Frame & Asb shingle	100x210	Rep.	14,700 (M) 15,200
		GWINNETT COUNTY			
LH 166 600	6427 Pleasant Dale Rd. Doraville	6 - 3 Frame 1½B	190x75x192x75	Rep.	12,100 (D) 12,700
		COBB COUNTY			
LH 167 755	1092 Mountain View Dr. Marietta	5½ - 3 Frame & BV	89x191x147x147	Rep.	16,800 (L) 17,200

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

March 8, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
3-1-68	LH 138 985 GA	5209 Skidaway Road	"As Is"
3-5-68	LH 64 347 GA	2327 Toussaint Ave.	"As Is"
		CLAYTON COUNTY	
3-1-68	SH 4481 GA	811 Kennesaw Drive Forest Park	"As Rep."
3-4-68	LH 132 030 GA	167 W. Warren Dr. Forest Park	" As Is"
3-6-68	LH 166 318 GA	585 Roxbury Drive Riverdale	"As Rep."
		EAST DUBLIN	
3-1-68	LH 115 007 GA	Josie Ave.	"As Is"
		COLUMBUS	
3-6-68	LH 138 833 GA	2310 Wellborn Drive	" As Rep."

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

March 15, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS
	WARNER ROBINS	
3-8-68	SH 4382 GA	120 Forrester Drive "As Is"
	SAVANNAH	
3-11-68	LH 117 117 GA	106 Cedar Grove Rd. "As Is"
	BREMEN	
3-11-68	DL 168 516 GA	102 Windemere Dr. "As Is"
	CLAYTON COUNTY	
3-12-68	LH 117 892 GA	127 Sierra Drive "As Is" Forest Park

w. a. walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

March 22, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		ALBANY	
3-14-68	LH 153 410 GA	202 Owens Ave.	"As Is"
		SAVANNAH	
3-14-68	LH 147 732 GA	15 Gerald Drive	"As Is"
3-14-68	LH 139 160 GA	2315 Bayberry Drive	"As Is"
3-15-68	LH 121 486 GA	2205 Teresa Drive	"As Is"
3-18-68	LH 119 400 GA	1906 E. 57th Street	"As Is"
3-18-68	LH 130 037 GA	2215 Jordan Street	"As Is"
3-19-68	LH 148 259 GA	8 San Fernando Blvd.	"As Rep."
		FULTON COUNTY	
3-14-68	LH 165 907 GA	19 Poplar Street Fairburn	"As Rep."
3-20-68	LH 155 151 GA	922 Cameron Street, S.E. Atlanta	"As Rep."
		DeKALB COUNTY	
3-18-68	LH 145 235 GA	3868 Captain Drive Chamblee	"As Rep."
		EATONTON	
3-15-68	DL 145 867 GA	Concord Ave & Trash St	"As Is"
		ST. SIMONS ISLAND	
3-18-68	DL 119 002 GA	421 Sea Breeze Drive	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

3-29-68

FROM	Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER PIERRE NOEL, JR.
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER		TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. [illegible] Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block. Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 29, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie St., N.W. Atlanta, Georgia			(D)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		McCORD & REEVES, INC. 3518 S. Fulton Avenue Hapeville, Georgia			(M)
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY, INC 249 North Atlanta Street Smyrna, Georgia			(P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--GA

FULTON, DeKALB, COBB & GWINNETT COUNTIES

FULTON COUNTY

LH 121 855	2503 Browns Mill Road, SE, Atlanta 3.68	6½ - 3 1½B BV & Fr	78x40x70x 45	OP Rep.	$16,500 (M) ** 17,000
LH 156 675	4100 Pierce Road College Park	10 - 5 2B BV & Fr	100x180		** 18,450 (M)

DeKALB COUNTY

LH 125 819	1172 Rogeretta Dr., NE, Atlanta 3.68	9 - 4 2B BV & Fr Cent. A/C Minimum downpayment $1,000.00.	123x172x189	OP Rep.	29,800 (D) 30,500
LH 137 443	3486 Autumn Dr. Doraville	6 - 3 Fr 2B	80x143	OP	** 17,300 (D)
LH 138 695	252 Cambridge Ave. Decatur 2.68	6 - 3 Fr 1½B	50x142	Rep.	13,000 (D)
LH 159 047	637 Windsor Ter. Avondale Estates	4½ - 2 Fr	50x200	OP Rep.	7,800 (D) 8,600

NO PROPERTIES AVAILABLE IN CLAYTON COUNTY

COBB COUNTY

LH 167 755	1092 Mountain View Dr. Marietta	5½ - 3 1½B BV & Fr	89x191x147x 147	Rep.	16,800 (L) ** 17,200

GWINNETT COUNTY

LH 166 600	6427 Pleasantdale Rd. Doraville,	6 - 3 Fr 1½B	190x75x192x75	OP Rep.	$12,100 (D) 12,700

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

YOUR FILE REFERENCE:

April 5, 1968

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		GWINNETT COUNTY	
3-28-68	LH 166 600 GA	6427 Pleasant Dale Road Doraville	"As Is"
		SAVANNAH	
4-1-68	LH 116 885 GA	10 Webster Drive	"As Is"
		FULTON COUNTY	
4-1-68	LH 121 855 GA	2503 Browns Mill Road, S.E. Atlanta, Ga.	"AS REP"
		COLUMBUS	
4-2-68	LH 120 110 GA	914 Bethune Court	"As Is"
4-2-68	LH 165 897 GA	4245 Mayfield Drive	"As Rep."
		ALBANY	
4-3-68	LH 154 475 GA	1517 Evelyn Avenue	"As Is"
4-3-68	SH 4070 GA	204 South Valencia Drive	"As Is"
4-3-68	LH 157 354 GA	1002 E. Society Avenue	"As Is"
		BRUNSWICK	
4-3-68	LH 134 063 GA	103 Stafford Avenue	"As Is"

W. A. Walker
W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

4-3

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 4-5-1968 [X] ORIGINAL [ ] REVISED

PROPERTY MANAGEMENT NO. PM.: LH 159 217 GA

2. ADDRESS OF PROPERTY: 1224 Mountain View Drive, Marietta, Georgia 30060

3. PROPERTY IS: [X] OCCUPIED [ ] VACANT

4. LIST PRICE "AS IS": 18,600.00

5. AMOUNT OF SALES COMMISSION: 5 %

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [ ] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 7

11. NO. OF STORIES:

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 2

14. TYPE OF CONSTRUCTION: Frame & BV

15. TYPE OF HEAT: GFWA

16. GARAGE FOR (Check): under house [X] ONE CAR [ ] TWO CARS [ ] OTHER (Specify)

17. SPECIAL FEATURES OF PROPERTY: REPAIRED $18,850.00 - $500.00 MINIMUM DOWN PAYMENT

(All properties are sold on an "As Is" basis, whether repaired or not, and the VA makes no warranties, expressed or implied, with respect thereto, prospective purchasers must be so informed.

VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.)

18. STREET IMPROVEMENTS: [X] STREETS PAVED Asphalt [X] SIDEWALKS None

19. CONVENIENCES (Distance from property): N/A [ ] SCHOOLS BLK.___ MI.___ [ ] STORES BLK.___ MI.___ [ ] TRANSPORTATION BLK.___ MI.___

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 80x205x132x100

23. APPROXIMATE ANNUAL TAXES: $259.79

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $55.00

25. DATE ACQUIRED BY VA: N/A

26. ESTIMATED DATE OF ACQUISITION BY VA: 4-25-1968

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Tommie E. Overstreet		

The best qualified offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday.)

29. NAME AND ADDRESS OF PERSON HAVING KEYS:
A. D. Little Agency
19 Atlanta Street
Marietta, Georgia 30060

30. SUBMIT PURCHASE OFFER TO:
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing. All listings are subject to VA acquiring title.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

April 12, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
4-4-68	LH 137 283 GA	4824 Marino Street	"As Is"
		DeKALB COUNTY	
4-9-68	LH 138 695 GA	252 Cambridge Ave. Decatur	"As Is"

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 12, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200.00 down, balance payable monthly at 6½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg.
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3518 S. Fulton Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY INC.
249 North Atlanta Street
Smyrna, Georgia . . . . . (P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--GA					
		DeKALB COUNTY			
LH 174 382	430 Second Avenue Decatur	4 - 2 Fr	50x150x49x 150		$ 8,950 (D)
		CLAYTON COUNTY			
LH 167 333	3920 Rockey Valley Dr. Conley	5 - 3 1½B Fr & BV			** 20,500 (M)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

April 19, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		ROSSVILLE	
4-12-68	LH 126 297 GA	572 East Huntington	"As Is"
		DeKALB COUNTY	
4-15-68	LH 159 047 GA	637 Windsor Terrace Avondale Estates	"As Rep."
		BOSTWICK	
4-17-68	DL 118 626 GA	Bostwick-Madison Hwy. #83	"As Is"
		SAVANNAH	
4-17-68	LH 145 398 GA	125 Crotan Street	"As Is"
		COLUMBUS	
4-17-68	LH 168 772 GA	3140 Dewey Court	"As Rep."

E. C. Abrams

E. C. ABRAMS, Acting Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 19, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie St., N.W. Atlanta, Georgia			(D)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		McCORD & REEVES, INC. 3518 S. Fulton Avenue Hapeville, Georgia			(M)
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY, INC. 249 North Atlanta Street Smyrna, Georgia			(P)
PM--GA		COBB COUNTY			
SH 3876	713 Blackhawk Trail Mableton 4.68	6½ - 3 Fr	165x205x148x95x 154	Rep.	$11,500 (P) 11,950
LH 140 670	297 Fraser St. Smyrna	5 - 3 Fr	65x145	Rep.	10,300 (P) 11,750
LH 146 949	129 Dundee Dr. Smyrna	6 - 3 1½B BV & Fr	85x142	Rep.	14,000 (P) 14,700
LH 162 345	2139 Lorene Dr. Marietta	6 - 3 BV	90x299x100x 303	Rep.	15,800 (L) 16,200
LH 171 414	Rt. 4, Mt. Calvary Rd. Marietta	7 - 3 2B BV	Approx. 6 Acres	Rep.	30,500 (L) 31,200
		$1,000.00 Downpayment			
		CLAYTON COUNTY			
LH 131 728	557 Thomas Dr. Forest Park	6 - 3 BV & Fr	205x75x14x85x 175	Rep.	13,200 (M) 13,800

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE 4-26-68

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. [illegible] Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block. Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 26, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200.00 down, balance payable monthly at 6½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.
All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie St., N.W. Atlanta, Georgia			(D)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		McCORD & REEVES, INC. 3518 S. Fulton Avenue Hapeville, Georgia			(M)
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY INC. 249 North Atlanta Street Smyrna, Georgia			(P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--GA

FULTON, DeKALB, COBB & CLAYTON COUNTIES

FULTON COUNTY

LH 123 020	362 Woodlawn Ave. NW Atlanta	6 - 3 Fr	60x194x50x 195		$ 8,300 (D) Rep. 9,300
LH 146 956	2921 Briarwood Blvd. East Point	7 - 3 2B BV & Fr	70x150x115x 170		** 20,300 (M) Rep. ** 20,650
LH 156 675	4100 Pierce Rd. College Park 4.68	10 - 5 BV & Fr 2B	100x180	OP	** 18,450 (M)

DeKALB COUNTY

LH 137 443	3486 Autumn Dr. Doraville 3.68	6 - 3 Fr 2B	80x143		** 17,300 (D)
LH 167 333	3920 Rockey Valley Dr. Conley	5 - 3 2B BV & Fr 1½B		OP	** 20,500 (M)
LH 174 382	430 Second Ave. Decatur	4 - 2 Fr	50x150x49x 150	OP	8,950 (D)

CLAYTON COUNTY

LH 131 728	557 Thomas Dr. Forest Park	6 - 3 BV & Fr	75x205x14x85x 175		13,200 (M) Rep. 13,800

COBB COUNTY

BH 3876	713 Blackhawk Trail Mableton 4.68	6½ - 3 Fr	165x205x148x 95x154	OP	11,500 (P) Rep. 11,950

Continued on next page

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 26, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2 PM--GA		COBB COUNTY		Continued	
LH 140 670	297 Frazier St. Smyrna	5 - 3 Fr	65x145		$10,300 (P)
				Rep.	11,750
LH 146 949	129 Dundee Dr. Smyrna	6 - 3 BV & Fr 1½B	85x142 OP		14,000 (P)
				Rep.	14,700
LH 159 217	1224 Mountain View Dr. Marietta	7 - 3 BV & Fr 2B	80x205x 100x132	**	18,600 (L)
				Rep. **	18,850
LH 162 345	2139 Lorene Dr. Marietta	6 - 3 BV	90x299x 100x303 OP		15,800 (L)
				Rep.	16,200
LH 167 755	1092 Mountain View Dr. Marietta	5½ - 3 BV & Fr 1½B	89x191x147x 147	**	16,800 (L)
				Rep. **	17,200
LH 171 414	Rt. #4, Mt. Calvary Road, Marietta	7 - 3 BV & Fr 2B	Approx. Six Acres		30,500 (L)
				Rep.	31,200

Minimum downpayment $1,000.00.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

May 7, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/264

TO: All Brokers

SUBJ: Increase in Interest Rate on VA-Owned Properties

1. Effective May 7, 1968, the interest rate on the sale of VA-owned properties financed by the VA (Veterans Administration) will be six and three-quarters percent. The six and three-quarters percent interest will be applicable to all offers received by the VA on and after this date. Our minimum down payment requirements with terms up to thirty years is not affected. Please note this change on your records and listings.

2. Your cooperation and interest in the sale of our properties is appreciated.

PIERRE NOEL, JR.
Loan Guaranty Officer

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

May 7, 1968

L. G. BULLETIN NO. 241

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/26

TO: ALL PROGRAM PARTICIPANTS

SUBJ: Public Law 90-301, Effective May 7, 1968

1. Public Law 90-301, effective May 7, 1968, changed the law governing the Home Loan Guaranty Program in certain respects as follows:

A. Increased the maximum amount of home loan guaranty from $7,500 to $12,500. No change was made in the maximum permissible percentage of guaranty (60%). Thus, the Law now provides for a guaranty of not to exceed 60% of the loan amount, or $12,500, whichever is less. Such 60 per cent $12,500 guaranty is available only on loans to finance the purchase or construction of a dwelling or farm residence (or to finance repairs, alterations or improvements thereto) which the veteran will occupy personally as his home.

B. Eliminated, in respect to home loans, the requirement that the purchase price or cost of construction, repairs or alterations of a dwelling or farm residence may not exceed the reasonable value thereof as determined by the Veterans Administration. In lieu of such requirement Congress substituted a provision that (A) after making its reasonable value determination, the VA shall, as soon as possible thereafter, notify the veteran concerned of such determination, and (B) the amount of the loan to finance the purchase, construction, repairs or alterations to a dwelling or farm residency may not exceed the reasonable value thereof as determined by the VA. Thus, it is no longer necessary in a home loan case that a seller, builder, or contractor and the veteran agree on a price or cost which is not in excess of the reasonable value determined by the VA. However, the lender making a guaranteed home loan to the veteran must limit the loan to an amount which is not in excess of VA's reasonable value determination. The sole exception to this rule is that the funding fee payable to the VA in the case of a Post-Korean veteran (one-half of one per cent of the loan) may be included in the loan amount even though such inclusion will cause the loan amount to exceed VA's reasonable value determination. The reasonable

value requirement continues to be fully applicable as a limitation on purchase price or cost in business and farm real estate (non-residence) transactions. In respect to these transactions the maximum guaranty continues to be 50 per cent of the loan amount, or $4,000, whichever is less. The reasonable value requirement also continues to be applicable in farm or business non-real estate cases and in these cases the maximum guaranty continues to be 50% of the loan amount, or $2,000, whichever is less.

C. Other changes in the governing law will be covered in subsequent bulletins.

2. Effective immediately, the VA will issue guaranty commitments on proposed home loans notwithstanding that the purchase price or cost of the properties exceeds the reasonable value determination provided (A) the amount of the loan does not exceed the reasonable value (except to the extent of the VA funding fee to be included in the loan), (B) the application shows that the veteran has sufficient cash or liquid assets to pay in cash the difference between the purchase price or cost of the property and the loan amount, plus the closing costs properly chargeable to and to be paid by the borrower, and (C) the application is accompanied by the certification of the veteran set forth in Paragraph 3 hereof. Supervised lenders may process such home loans on the automatic guaranty (non-prior approval) basis.

3. VA Form 26-1802A (Application for Home Loan Guaranty or Insurance) and Form 26-1820 (Report of Home Loan Processed on Automatic Basis) received by the Veterans Administration on or after May 7, 1968, must, pending revision of these forms, be accompanied by a certification of the veteran as follows in any case in which the purchase price or cost of the property exceeds the VA reasonable value:

> "I understand that the purchase price or cost of the property financed or to be financed with the proceeds of this loan exceeds its reasonable value as determined by the Veterans Administration. I understand also that this excess of my cost over such reasonable value is required to be paid by me in cash out of my own resources. I certify that such excess has been or will be paid by me in cash at or prior to loan closing and that I do not and will not have outstanding any unpaid obligation contracted in connection with payment of such excess".

NOTE: As the veteran's certificate indicates, the excess of the purchase price or cost of the property over the amount of the reasonable value established by VA must be paid in cash by the veteran from his own resources at or prior to loan closing. This requirement applies only in cases in which the purchase price or cost of the property exceeds the VA reasonable value. In addition, of course, those closing

costs which the veteran will pay must also be paid in cash. The certificate which the veteran must sign and which must accompany Form 26-1802A (Application for Home Loan Guaranty or Insurance) and Form 26-1820 (Report of Home Loan Processed on Automatic Basis) precludes the veteran from borrowing any portion of the cash necessary to pay the excess of cost over reasonable value. No change has been made in the processing requirements or certifications relating to home loans in which the purchase price or cost to the veteran does not exceed reasonable value.

4. The Veterans Administration will issue a copy of its certificate of reasonable value direct to the veteran homebuyer in addition to the copy sent to the requestor.

5. With respect to previously issued Certificates of Eligibility which shows $7,500 of home loan guaranty entitlement to be available, lenders may presume that the veterans concerned now have entitlement of $12,500. Smaller balances of available home loan entitlement will be similarly increased. In cases where loans are closed pursuant to Certificates of Commitment issued prior to May 7, 1968 and which provide for a guaranty equal to $7,500 (and also in automatically guaranteed home loan cases supported by a Certificate of Eligibility showing $7,500 guaranty entitlement) VA will issue a guaranty in such percentage as is permissible in view of the increase in guaranty entitlement from $7,500 to $12,500 if the date the loan was closed is on or after May 7, 1968 . For example, where the Certificate of Commitment or the Certificate of Eligibility shows a $7,500 entitlement, the VA will issue a guaranty of $12,500 if the loan is equal to or exceeds $20,833; if, however, the available entitlement was only $6,500, VA will issue a guaranty of $11,500 if the loan equals $19,166 or more.

6. Attached are amendments to the Loan Guaranty Regulations filed in the Federal Register and explanatory comments.

Sincerely yours,

FIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

Attachments: (Amendments to VA Regulations)

Explanation of Amendments to VA Loan Guaranty Regulations

VAR 4302. COMPUTATION OF GUARANTIES OR INSURANCE CREDITS. Subsections (A) and (C) are amended to reflect the new $12,500 maximum home loan guaranty entitlement.

VAR 4311. INTEREST RATES. Subsection (C) contains a minor amendment not related to the new legislation to make it clear that the governing rate of interest on advances, delinquent payments and following default is the contract rate reported to the VA in describing the loan and to negate any possible implication that the current maximum interest rate in effect when the advance is made or the delinquency or default occurs may be collected in these circumstances.

VAR 4312. CHARGES AND FEES. The former subsection (C) has been deleted because it is rendered obsolete by this legislation. Material of no present relevance has been deleted in the first sentence of subsection (D).

VAR 4320. SALE OF SECURITY. In the second sentence of subsection (F) reference to the rate of interest has been keyed specifically to the amended subsection (C) of Regulation 4311 to make clear that the contract interest rate is necessarily applicable.

VAR 4336. ELIGIBILITY OF LOANS; REASONABLE VALUE REQUIREMENTS. This section is extensively revised to reflect in respect to home loans that the VA reasonable value limits only the amount of the loan which may be guaranteed or insured and, in respect to other secured loans, that the VA reasonable value continues to limit the amount the veteran may pay for the property securing the loan. Subsection (B), which was formerly (A), is amplified to reflect the effect of undisclosed superior liens upon the computation of guaranty claims, if, when such lien is taken into account, the sum of the loan amount plus the undisclosed lien exceeds the reasonable value in home loan cases. Added in respect to home loans is a requirement that the veteran certify that he will pay the difference, if any, between cost of the property and

reasonable value in cash from his own resources. Also added is a new subsection (C) which is in effect an amendment of the former subsection (B) to conform to the new legislation.

VAR 4354. LAND SALE CONTRACTS. Changes are made to conform to those in Regulation 4336.

Amendments to VA Loan Guaranty Regulations
Filed in the Federal Register , 1968

4302 (§36.4302). COMPUTATION OF GUARANTIES OR INSURANCE CREDITS

(A) For the purpose of computing guaranty in respect to a loan to a veteran, the following maxima cannot be exceeded.

(1) Loans Under 38 U.S.C. 1810. Sixty percent of the original principal amount, or ~~$7,500~~ /12,500/, whichever is less.

(2) through (4) - No change.

(B) - No change.

(C) Subject to the provisions of subparagraph (G) of VA Regulation 4303, the following formula shall govern the ascertainment of the amount of the guaranty or insurance entitlement which remains available to an eligible veteran after prior use of entitlement: Add to the amount of such entitlement previously used for realty twice the amount previously used for nonrealty purposes. Subtract this sum from $4,000. The sum remaining is the amount available for the guaranty or insurance of a real-estate loan other than a loan under 38 U.S.C. 1810 and one-half of such sum is available for a non-real-estate loan. For the purpose of ascertaining the amount of guaranty entitlement which remains available for a loan under 38 U.S.C. 1810 after prior use of entitlement, add to the amount of such entitlement previously used for realty twice the amount previously used for nonrealty purposes. Subtract this sum from ~~$7,500~~ /12,500/. The sum remaining is the amount of entitlement available for loans under 38 U.S.C. 1810.

4311. (§36.4311). INTEREST RATES

(A) and (B) - No change.

(C) Interest in excess of the ~~applicable~~ rate /reported by the lender when requesting evidence of guaranty or insurance/ ~~specified in 38 U.S.C. ch. 37~~ shall not be payable on any advance, or in the event of any delinquency or default: Provided, That a late charge not in excess of an amount equal to 4 percent on any installment paid more than 15 days after due date shall not be considered a violation of this limitation.

4312. (§36.4312). CHARGES AND FEES

(A) Except as provided in subparagraph (E) hereof no charge shall be made against, or paid by, the borrower incident to the making of a guaranteed or insured loan other than those expressly permitted under the schedule set forth in subparagraph (D) hereof, and no loan shall be guaranteed or insured unless the lender certifies to the Administrator that it has not imposed and will not impose any charges or fees against the borrower in excess of those permissible under such schedule. Any charge which is proper to make against the borrower under the provisions of this subparagraph may be paid out of the proceeds of the loan: Provided, That if the purpose of the loan is to finance the purchase or construction of residential property the costs of closing the loan, including the pro rata portion of the ground rents, hazard insurance premiums, current year's taxes, and other prepaid items normally involved in financing such transaction may not be included in the loan.

/(B)/ Except as provided in the regulations concerning the guaranty or insurance of loans to veterans, no brokerage or service charge or their equivalent may be

charged against the debtor or the proceeds of the loan either initially, periodically, or otherwise.

(~~B~~/C/) Brokerage or other charges shall not be made against the veteran for obtaining any guaranty or insurance under 38 U.S.C. ch. 37, nor shall any premiums for insurance on the life of the borrower be paid out of the proceeds of a loan, except that there may be paid out of the proceeds of a nonrealty loan for farm or business purposes premiums on insurance not in excess of the amount of the loan and for a period not in excess of 2 years, or the term of the loan, whichever is less.

~~(C)--Any-commission-or-other-consideration-paid-or payable-by-the-veteran-to-a-sales-broker-or-another,-as agent-of-the-veteran-or-otherwise,-shall-not-be-considered-as acquisition-or-closing-costs-and-shall-be-treated-as-part-of the-purchase-price-for-the-purpose-of-determining-that-the purchase-price-of-the-property-is-not-in-excess-of-the reasonable-value-thereof,-and-when-so-treated-any-such commission-or-consideration-may-be-paid-out-of-the-proceeds of-the-loan.~~

(D) The following schedule of permissible fees and charges shall be applicable to all VA guaranteed or insured loans. ~~made-on-or-after-November-1,-1954,-excepting-loans made-pursuant-to-a-certificate-of-commitment-issued-by-the Administrator-prior-to-such-date.~~

Parts I through V - No change.

(E) - No change.

4320. SALE OF SECURITY

(A) through (E) - No change.

(F) The holder in accounting to the Administrator in connection with the disposition of any property in accordance with subparagraphs (A), (B), (C), or (D) of this paragraph, may include as a part of the indebtedness all actual expenses or costs of the proceedings, paid by the holder, within the limits defined in VA Regulation 4313. Interest may be included at a rate not to exceed that specified in VA Regulation 4311/(C)/ on the unpaid principal balance of the indebtedness to the date of public sale referred to in subparagraph (A)(1) of this paragraph, or to the date of acquisition of real property by the holder referred to in subparagraph (B) or (C) of this paragraph, or to the date of the private sale of personal property referred to in subparagraph (B) of this paragraph, as the case may be. In connection with the conveyance or transfer of property to the Administrator the holder may include in accounting to the Administrator the following expense items if actually paid by the holder, in addition to the consideration payable for the property under subparagraph (G) of this paragraph:

(1) through (5) - No change.

(G) through (J) - No change.

4336. (§36.4336). ELIGIBILITY OF LOANS; REASONABLE VALUE REQUIREMENTS

~~(A)~~--~~No~~ /(A) Evidence of guaranty or insurance shall be issued in respect to a loan for any of the purposes specified in 38 U.S.C. 1810(a) only if:

(1) The proceeds of such loan have been used to pay for the property purchased, constructed, repaired, altered, or improved and

(2) The loan (exclusive of the amount of the funding fee, if any, required by Regulation 4312(E) which is included in the loan) does not exceed the reasonable value of the property as determined by the Administrator and

(3) The veteran has certified, in such form as the Administrator may prescribe, that he has paid in cash from his own resources on account of such purchase, construction, alteration, repair, or improvement a sum equal to the difference, if any, between the purchase price or cost of the property and its reasonable value./

~~(B)--Payment-by-a-borrower-of-the-fee-required-by 38-U.S.C.-1818-shall-not-be-deemed-to-be-a-part-of-the purchase-price-or-cost-to-the-veteran-for-the-purpose-of relating-purchase-price-or-cost-to-reasonable-value.--And-no loan-shall-be-ineligible-for-guaranty-solely-by-reason-of-the fact-that-the-loan-exceeds-reasonable-value-by-an-amount which-represents-the-portion-of-the-fee-included-in-the-loan.~~

/(B) Except as provided in subsection (A) above no/ loan made for the purchase of property or for construction, alterations, repairs, or improvements thereof, shall be eligible for guaranty or insurance if the purchase price or cost to the veteran exceeds the reasonable value thereof as determined by the Administrator. Notwithstanding that the aggregate of ~~the-purchase-price-or-cost-to-the-veteran,~~ /(1) the loan amount in the case of loans for the purposes specified in subsection (A) above, or (2) the purchase price or cost to the veteran in the case of loans for the purposes specified in this subsection,/ and the amount remaining unpaid on taxes, special assessments, prior mortgage indebtedness, or other obligations of any character secured by enforceable superior liens or a right to such lien existing as of the date the loan is closed exceeds the reasonable value of such property as of said date and that evidence of guaranty or insurance credit is issued in respect thereof, as between the holder and Administrator (for the purpose of

computing the claim on the guaranty or insurance and for the purposes of VA Regulation 4320, and all accountings), the indebtedness which is the subject of the guaranty or insurance shall be deemed to have been reduced as of the date of the loan by a sum equal to such excess, less any amounts secured by liens released or paid on the obligations secured by such superior liens or rights by a holder or others without expense to or obligation on the debtor resulting from such payment, or release of lien or right; and all payments made on the loan shall be applied to the indebtedness as so reduced. Nothing in this paragraph affects any right or liability resulting from fraud or willful misrepresentation.

/(C) Whether included in the loan or not the funding fee, if any, required by Regulation 4312(E) shall be disregarded for the purpose of relating the loan amount or of relating cost or purchase price of the property to reasonable value./

4354. LAND SALE CONTRACTS.--~~Loans~~

/(A) Loans to refinance an amount not in excess of the balance owed on an existing land sale contract in respect to a dwelling or farm residence may be guaranteed or insured pursuant to 38 U.S.C. 1810(a): Provided, The loan (exclusive of the amount of the funding fee, if any, required by Regulation 4312(E) which is included in the loan) is not in excess of the current reasonable value of the property as determined by the Administrator and the veteran has certified, in such form as the Administrator may prescribe, that he has paid in cash from his own resources a sum equal to the difference, if any, between the said reasonable value and the unpaid contract balance.

(B) Except as provided in subsection (A) above loans/ to refinance the balance owned by a veteran on an existing land sale contract may be guaranteed or insured,

Provided, That, (a) if the contract was executed within 1 year of the date of application for the loan, the purchase price contained in the terms of the contract shall not be in excess of the current appraised reasonable value of the property; and (b) if the contract was executed more than 1 year prior to the date of the application, the purchase price contained in its terms shall not be in excess of the appraised reasonable value of the property as of the date of the execution of the contract and the unpaid amount of the contract shall not be in excess of the current appraised reasonable value of the property.

Explanation of Changes to Direct Loan Regulations

VAR 4502. USE OF GUARANTY ENTITLEMENT. Subsection (A) is amended to substitute the new $12,500 maximum entitlement for $7,500 in the formula for computing charges against entitlement.

VAR 4503. AMOUNT AND AMORTIZATION. Subsection (A) is amended to substitute $12,500 for $7,500 in the formula for computing maximum loan amount.

VAR 4504. LOAN CLOSING EXPENSES. The former subsection (C) is deleted because it is rendered obsolete by this legislation. The former subsection (D) becomes (C).

VAR 4507. REFUNDING OF OUTSTANDING INDEBTEDNESS. Subsection (D) is changed correspondingly to the amendments in Regulation 4354 to show the formula for computing the maximum loan amount. It is no longer necessary to make the formerly required retroactive determination of reasonable value, even if the land sale contract was executed over a year before date of application. The veteran's certification and cash differential payment requirements are added to conform to the changes in Regulation 4519(A).

VAR 4519. ELIGIBLE PURPOSES AND REASONABLE VALUE REQUIREMENTS. Subsection (A) is amended to relate loan amount only to reasonable value and eliminate the former requirement that purchase price or cost could not exceed the reasonable value. Subsection (A) is also amended to add the cash differential payment and veteran's certification requirements, corresponding to the amendments in Regulation 4336 in respect to guaranteed loans. Former subsection (C) is deleted, since the substance thereof is now covered in subsection (A).

Amendments to VA Direct Loan Regulations
Filed in the Federal Register , 1968

4502 (§36.4502). USE OF GUARANTY ENTITLEMENT

(A) The guaranty entitlement of the veteran obtaining a direct loan which is closed on or after ~~March 3, 1966~~ / May 7, 1968 /, shall be charged with an amount which bears the same ratio to ~~$7,500~~ /12,500/ as the amount of the loan bears to $17,500 or to such increased maximum as the Administrator may from time to time specify for the area in which the loan is made pursuant to section 1811(d) of title 38, United States Code. The charge against the entitlement of a veteran who obtained a direct loan which was closed prior to the aforesaid date, or the date on which an increased maximum is established pursuant to section 1811(d) for the area in which the loan security is located, shall be the amount which would have been charged had the loan been closed subsequent to such date.

(B) - No change.

4503 (§36.4503). AMOUNT AND AMORTIZATION

(A) The original principal amount of any loan made on or after ~~March 3, 1966~~ / May 7, 1968 /, shall not exceed an amount which bears the same ratio to $17,500 (or to such increased maximum as the Administrator may from time to time specify for the area in which the loan is made pursuant to section 1811(d) of title 38, United States Code) as the amount of the guaranty to which the veteran is entitled under 38 U.S.C. 1810 at the time the loan is made bears to ~~$7,500~~ /12,500/. This limitation shall not preclude the making of advances, otherwise proper, subsequent to the making of the

loan pursuant to the provisions of VA Regulation 4511. Loans made by the VA shall bear interest at the rate of 6 percent per annum, except where a commitment to make the loan was issued prior to October 3, 1966, in which case the rate of interest shall be that applicable on the date such commitment was issued.

(B) through (D) - No change.

4504 (§36.4504). LOAN CLOSING EXPENSES

(A) and (B) - No change.

~~(C)--Any-commission-or-other-consideration-paid-or payable-by-the-veteran-to-a-sales-broker-or-another,-as-agent of-the-veteran-or-otherwise,-shall-not-be-considered-as acquisition-or-closing-costs-but-shall-be-treated-as-part-of the-purchase-price-for-the-purpose-of-determining-that-the purchase-price-of-the-property-is-not-in-excess-of-the reasonable-value.--No-such-commission-or-consideration-may-be paid-out-of-the-proceeds-of-the-loan.~~

(~~D~~/C/) With respect to a loan to construct, repair, alter, or improve a farm residence or other dwelling, VA may require the veteran to deposit with VA, or in an escrow satisfactory to VA, 10 percent of the estimated cost thereof or such alternative sum, in cash or its equivalent, as VA may determine to be necessary in order to afford adequate assurance that sufficient funds will be available, from the proceeds of the loan or from other sources, to assure completion of the construction, repair, alteration, or improvement in accordance with the plans and specifications upon which VA based its loan commitment.

4507 (§36.4507). REFUNDING OF OUTSTANDING INDEBTEDNESS.

(A) through (C) - No change.

(D) The obligation represents the balance due on /an existing land sale contract: Provided, The loan (exclusive of the amount of the funding fee, if any, required by Regulation 4504(B)(1) which is included in the loan) is not in excess of the current reasonable value of the property as determined by the Administrator and the veteran executes the certification required by Regulation 4519(A); or/ ~~a land sale contract; Provided, That (1) if the contract was executed within 1 year of the date of application for the loan the purchase price contained in the terms of the contract shall not be in excess of the current reasonable value of the property; and (2) if the contract was executed more than 1 year prior to the date of the application the purchase price contained in its terms shall not be in excess of the reasonable value of the property as of the date of the execution of the contract and the unpaid amount of the contract shall not be in excess of the current reasonable value of the property; or~~

(E) - No change.

4519 (§36.4519). ELIGIBLE PURPOSES AND REASONABLE VALUE REQUIREMENTS

(A) A loan may be made only for the purposes hereinafter set forth, and the /loan (exclusive of the amount of the funding fee, if any, required by Regulation 4504(B)(1) which is included in the loan)/ ~~purchase price or cost of the property, construction, repairs, alterations, or improvements to be financed with the loan proceeds~~ may not exceed the reasonable value of the /property/ same as established by VA:

(1) To purchase or construct a dwelling to be owned and occupied by the veteran as a home;

(2) To purchase a farm on which there is a farm residence to be occupied by the veteran as his home;

(3) To construct on land owned by the veteran a farm residence to be occupied by him as his home;

(4) To repair, alter, or improve a farm residence or other dwelling owned by the veteran and occupied by him as his home/:/

/Provided, The veteran certifies, in such form as the Administrator may prescribe, that he has paid in cash from his own resources on account of such purchase, construction, alteration, repair, or improvement a sum equal to the difference, if any, between the purchase price or cost of the property and its reasonable value./

(B) - No change.

~~(C)--Payment-by-a-borrower-of-the-fee-required-by 38-U.S.C.-1818-shall-not-be-deemed-to-be-a-part-of-the purchase-price-or-cost-to-the-veteran-for-the-purpose-of relating-purchase-price-or-cost-to-reasonable-value-whether or-not-the-fee-is-included-in-the-amount-of-the-loan.~~

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

LG BULLETIN 242

May 7, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-262

TO: ALL PROGRAM PARTICIPANTS

SUBJ: Increase in maximum interest rate chargeable on GI loans

1. VA Regulation 4311(A) has been amended, effective May 7, 1968 to permit an interest rate of six and three-fourths percent per annum on GI loans made on or after that date. In respect to loans in process, i.e. loan applications submitted to VA showing an interest rate not in excess of six percent, on some of which commitments are outstanding but the loans have not been closed, the following will apply:

The increased interest rate may be charged on any loan in respect to which the loan application shows an interest rate not in excess of six percent, regardless of whether a certificate of commitment (VA Form 26-1866a) has or has not been issued, unless the charging of the increased rate would involve a breach of a prior commitment by the lender to make the loan to the veteran at a lesser rate. However, in every case in which the increased rate is charged the lender must obtain and submit to the VA with its certificate of disbursement (VA Form 26-1876) a statement executed by the veteran reading as follows:

"I understand and agree that the interest rate on my loan has been raised from six percent to _____percent and that the amount of the monthly payment on my loan for interest and principal will be increased by $_____."

Signed_____
(Veteran borrower)

This statement executed by the veteran will be required before the evidence of guaranty will be issued regardless of any prior statements executed by the veteran concerning an increase in interest rate.

2. Loans closed on the automatic (non-prior approval) basis by "Supervised" lenders on or after the effective date of the regulation may also bear interest at the rate of six and three-fourths percent per annum if the charging

of such rate does not involve a breach of any prior commitment of the lender to the borrower. In those cases in which the lender, prior to the effective date of the amendment to VA Regulation 4311 (A), had approved the veteran's application for a loan, the statement prescribed in paragraph 1 hereof will be required to be submitted with the loan report (VA Form 26-1820).

Sincerely yours,

PIERRE NOEL, JR.
Loan Guaranty Officer

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

May 10, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
5-3-68	LH 78 380 GA	14 Hughes Road	"As Is"
5-7-68	LH 162 566 GA	2117 E. 57th Street	"As Is"
5-7-68	LH 146 698 GA	5 Sidney Drive	"As Is"
5-8-68	LH 164 730 GA	20 Ossabaw Road	"As Is"
		BRUNSWICK	
5-3-68	LH 132 796 GA	153 Yorktown Drive	"As Is"
		AUGUSTA	
5-7-68	LH 164 610 GA	1907 Williams Drive	"As Is"
		COBB COUNTY	
5-3-68	LH 146 949 GA	120 Dundee Drive, Smyrna	"As Rep"
5-6-68	LH 162 345 GA	2139 Lorene Dr., Marietta	"As Rep"
5-8-68	LH 140 670 GA	297 Fraser St, Smyrna	"As Rep"
		WARNER ROBINS	
5-6-68	LH 145 819 GA	106 Sonja Drive	"As Rep"
		RINGGOLD	
5-6-68	LH 167 439 GA	Rt. #4, Linda Circle	"As Is"
		DeKALB COUNTY	
5-6-68	LH 174 382 GA	430 Second Ave. Decatur	"As Is"
		COLUMBUS	
5-6-68	LH 135 247 GA	3046 Meade Street	"As Is"
5-7-68	SH 3741 GA	1212 Chalbena Ave.	"As Is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

May 17, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/264

TO: ALL BROKERS

SUBJ: REVISION OF VA FORM 26-6705 CREDIT STATEMENT OF PROSPECTIVE PURCHASER AND CONTRACT OF SALE

1. VA Form 26-6705 "Credit Statement of Prospective Purchaser and Contract of Sale" is being revised to provide a block to identify the race of the prospective purchaser, as follows:

"Race of Purchaser (check)

☐ White (Non-Minority) ☐ Negro

☐ Spanish-American White ☐ Other"

This information will appear as Block 2 on the revised form.

2. In the meantime and until the revised forms are received for distribution, you are requested to use the forms you have on hand and show this data in Block 2 of the form just above the space currently provided for marital status.

3. Your cooperation with us in this matter will be appreciated.

PIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

May 17, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		BRUNSWICK	
5-9-68	LH 143 702 GA	142 Yorktown Drive	"As Is"
		CLAYTON COUNTY	
5-9-68	LH 157 987 GA	62 Oldenburg Drive Riverdale	"As Rep."
		COLUMBUS	
5-10-68	LH 143 454 GA	258 Robert E. Lee Drive	"As Rep."
5-14-68	LH 112 742 GA	3705 Miller Road	"As Is"
		THOMSON	
5-13-68	SH 2448 GA	Route 3, Cedar Street	"As Is"
		COBB COUNTY	
5-14-68	LH 167 755 GA	1092 Mountain View Dr. Marietta	"As Is"
		WAYCROSS	
5-14-68	LH 107 183 GA	2322 Eastover Drive	"As Rep."
5-14-68	SH 3570 GA	605 Spurgeon Street	"As Is"
		SAVANNAH	
5-14-68	LH 140 004 GA	24 Arthur Drive	"As Is"
		AUGUSTA	
5-15-68	LH 164 491 GA	1804 Freeman Court	"As Rep."

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

LG BULLETIN NO. 243

May 20, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/263

TO: ALL REAL ESTATE BOARDS, BAR ASSOCIATIONS, TITLE COMPANIES, REAL ESTATE BROKERS AND ATTORNEYS

SUBJ: RELEASE OF VETERANS FROM LIABILITY TO VA - - ASSUMPTION CLAUSES

1. Under the governing law, a veteran who obtains from a private lender a loan which is guaranteed or insured by the Veterans Administration, is legally obligated to indemnify the United States Government for the net amount of any guaranty or insurance claim the Veterans Administration may thereafter be required to pay to the holder of the loan. This right of indemnity has been upheld by the Supreme Court of the United States, notwithstanding that a deficiency judgment was not obtained or was not obtainable by the mortgage holder under local state law (U.S. v. Shimer (1961) 367 US 374). However, Section 1817, Title 38, U. S. Code, and applicable VA Regulations, provide for the release of a veteran from liability to the Government, when he sells the property securing his guaranteed or insured loan and allows the loan to continue on the property, if the loan is current; the purchaser-transferee is acceptable to the VA from an income and credit standpoint; and the purchaser-transferee assumes the loan and also assumes the above-mentioned indemnity obligation. The same conditions also pertain to the release of veterans from liability on account of direct loans made by the Veterans Administration.

2. It is extremely important that veterans, who find it necessary or expedient to sell their homes without their VA-guaranteed, insured, or direct loans being paid in full, avail themselves of this opportunity to be released by the VA, since those who have not done so have frequently found themselves obligated for the repayment of sizeable amounts in the many cases where their purchasers, or subsequent owners, have defaulted.

3. The proper practice, of course, is for the veteran to include in his sale contract a provision that the purchaser will assume all his loan obligations, including his potential indemnity liability if a guaranteed or insured loan, and that the sale will not be consummated unless and until the VA approves the income and credit of the purchaser. Experience has shown, however, that for various reasons sales are frequently consummated without prior submission of release applications to VA and, in many cases, without the purchaser even assuming the payment of the loan. This makes it difficult, if not impossible, for the veteran to obtain a release from the VA at a later date.

4. It will be appreciated if you will counsel veterans and servicemen, when such opportunities arise, concerning the importance of obtaining release approvals from the Veterans Administration before consummating the sales of their homes securing VA-guaranteed, insured, or direct loans. Where, however, they propose, for any reason, to proceed without such advance approval, we will appreciate your counseling them to include in the deed an assumption clause which will permit us to grant a release, upon the veteran's application subsequent to the conveyance, provided the deed has been recorded, the loan is current, and the purchaser's income and credit are acceptable. Attached is an assumption clause (Exhibit "A") which is acceptable to this office for use in VA-guaranteed and insured loans in the State of Georgia. Exhibit "B" is for use in direct loan cases only involving Georgia properties.

5. The inclusion of the assumption clause will not, of course, assure that a release from the Veterans Administration can be obtained. This will depend upon the deed being recorded, loan being current, and the purchaser's income and credit being acceptable, as above stated. Such inclusion will, however, permit releases in many cases that could not otherwise be approved. Also, the inclusion of the assumption clause will afford the veteran a right against his transferee and, thus, give him some measure of protection, even though VA may decline to release the veteran because the loan is in default or the transferee's income and credit are not acceptable.

6. We look forward to your cooperation and assistance in this matter.

PIERRE NOEL, JR.
Loan Guaranty Officer
Loan Guaranty Division

Attachment

EXHIBIT A

For use in Georgia when loan was guaranteed or insured by VA:

As a part of the consideration for this deed grantee hereby assumes and agrees to pay the unpaid balance of principal and interest in the amount of $_____ on a loan secured by a security deed from the grantor herein to _____ _____(Lender), which deed is recorded in Book _____, Page_____, of the deed records of _____ County, Georgia, and also hereby assumes the obligations of_____(Veteran) under the terms of the instruments creating said loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. The holder of said security deed shall have the right to exercise the power of sale contained therein in the name of the original grantor, notwithstanding this or any other assumption of mortgage debt.

EXHIBIT B

For use in Georgia when loan is a VA direct loan:

As a part of the consideration for this deed grantee hereby assumes and agrees to pay the unpaid balance of principal and interest in the amount of $_____ on a loan secured by a security deed from the grantor herein to the Administrator of Veterans Affairs, which deed is recorded in Book _____, Page _____ _____ of the deed records of _____ County, Georgia, and also hereby assumes the obligations of_____ _____(Veteran) under the terms of the instruments creating said loan. The holder of said security deed shall have the right to exercise the power of sale contained therein in the name of the original grantor, notwithstanding this or any other assumption of mortgage debt.

File

VETERANS ADMINISTRATION

REGIONAL OFFICE

730 PEACHTREE STREET, N.E.

ATLANTA, GEORGIA 30308

May 24, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTINGS.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
5-16-68	LH 143 025 GA	1719 DeLesseps Avenue	"As Is"
		DEKALB COUNTY	
5-16-68	LH 167 333 GA	3920 Rockey Valley Drive Conley, Ga.	"As Is"
		ALBANY	
5-20-68	LH 128 059 GA	405 Johnson Road	"As Is"
		WARNER ROBINS	
5-20-68	LH 118 143 GA	106 Diggs Boulevard	"As Rep.
5-20-68	LH 105 298 GA	308 McArthur Blvd.	"As Rep.
		BRUNSWICK	
5-23-68	SH 329 GA	3721 Ogg Avenue	"As Is"

W. A. Walker

W. A. WALKER
Loan Service & Property
Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 24, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6 3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Georgia Life Building
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

MCCORD & REEVES, INC.
3518 S. Fulton Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY. & INS. AGCY. INC.
249 North Atlanta Street
Smyrna, Georgia . . . . . (P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM-GA

FULTON, DEKALB & CLAYTON COUNTIES

FULTON COUNTY

LH 163 135 GA	989 Eisenhour Ct.,S.E. Atlanta	5½ - 3 Fr. & BV	70x140		$14,200 (D)
				Rep.	14,600

DEKALB COUNTY

LH 137 443 GA	3486 Autumn Drive Doraville 3.68	6 - 3 Fr. 2B	80x143x57x20x143	Rep.	**19,750 (D)
LH 173 077 GA	49-51 First Ave. S.E. Atlanta 2 Unit Duplex 5 rooms each side	10 - 4 Fr. 2B (Financing limited to 25 yrs.)	95x200x98x200		13,200 (D)
				Rep.	13,700

CLAYTON COUNTY

LH 154 662 GA	444 Wolf River Dr. Riverdale	6 - 3 Fr & Brick	90x162x65x179		16,200 (M)
				Rep.	16,600

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

5-31-68

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."

2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block. Offers pending - OP.

6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information

7. When properties are purchased "As Is" and the VA has title the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).

11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 31, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.
All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg.
66 Luckie St., N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

MCCORD & REEVES, INC.
3518 S. Fulton Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY. & INS. AGCY. INC.
2670 Atlanta Street, S.E.
Smyrna, Georgia . . . . . (P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM-GA

FULTON, DEKALB, COBB & CLAYTON COUNTIES

FULTON COUNTY

LH 123 020	362 Woodlawn Ave. N.W. Atlanta	6 - 3 Fr.	60x194x50x195	OP Rep.	$ 8,300 (D) 9,300
LH 146 956	2921 Briarwood Blvd. East Point	7 - 3 BV & Fr.	70x150x115x170	OP Rep.	** 20,300 (M) ** 20,650
LH 156 675	4100 Pierce Rd. College Park 4.68	10 - 5 BV & Fr 2B	100x180		** 18,450 (M)
LH 163 135	989 Eisenhour Ct.S.E Atlanta	5½ - 3 BV	70x140	Rep.	14,200 (D) 14,600

DEKALB COUNTY

LH 137 443	3486 Autumn Dr. Doraville 3.68	6 - 3 Fr. 2B	80x143	Rep.	**19,750 (D)
LH 173 077	49-51 First Ave.,S.E. Atlanta	10 - 4 Fr. 2B	95x220x98x200	Rep.	13,200 (D) 13,700

(Duplex - 5 rooms ea. side.)

CLAYTON COUNTY

LH 131 728	557 Thomas Drive Forest Park	6 - 3 BV & Fr.	75x205x14x85x175	Rep.	13,200 (M) 13,800
LH 154 662	444 Wolf River Dr. Riverdale	6 - 3 BV & Fr.	90x162x65x179	Rep.	16,200 (M) 16,600

Continued on Page 2

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 31, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.
All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page 2		COBB COUNTY			
PM-GA					
SH 3876	713 Blackhawk Trail Mableton 4.68	6½ - 3 Fr.	165x205x148x95x154	OP Rep.	$11,500 (P) 11,950
LH 159 217	1224 Mountain View Dr. Marietta	7 - 3 BV & Fr. 2B	80x205x100x132	OP ** Rep.**	18,600 (L) 18,850
LH 171 414	Rt. #4, Mt. Calvary Road, Marietta 5.68	7 - 3 BV & Fr. 2B (Minimum downpayment $1,000.00)	Approx. Six Acres	OP Rep.	30,500 (L) 31,200

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

June 14, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
6-6-68	LH 162 860 GA	1035 Brooks Road	"As Is"
		DeKALB COUNTY	
6-6-68	LH 137 443 GA	3486 Autumn Drive Doraville	"As Rep."
		SAVANNAH	
6-7-68	LH 121 972 GA	2113 Teresa Drive	"As Is"
		FULTON COUNTY	
6-10-68	LH 146 956 GA	2921 Briarwood Blvd. East Point	"As Rep."
		COBB COUNTY	
6-11-68	LH 159 217 GA	1224 Mountain View Dr. Marietta	"As Is"

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 14, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie Street, N.W. Atlanta, Georgia . . . . . (D)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia . . . . . (M)			
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY, INC. 2670 Atlanta Street, S.E. Smyrna, Georgia . . . . . (P)			
PM--GA		DeKALB COUNTY			
LH 158 069	84 Kirkwood Road, NE Atlanta	5 - 3 BV & Fr	50x189		$13,750 (D)
		COBB COUNTY			
SH 3954 GA	660 Clay Road Austell 6.68	5 - 2 Fr	134x210x122x 214		9,200 (P)

file

VETERANS ADMINISTRATION

REGIONAL OFFICE

730 PEACHTREE STREET, N.E.

ATLANTA, GEORGIA 30308

June 21, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
6-13-1968	LH 68 992 GA	2224 E. Alaska Street	"As Is"
6-19-68	LH 113 474 GA	39 Merrydell Drive	"As Is"
		FULTON COUNTY	
6-14-68	LH 163 135 GA	989 Eisenhour Road, S.E. Atlanta	"As Is"
6-19-68	LH 164 428 GA	10 Myrtle Lane College Park	"As Rep."
		AUGUSTA	
6-17-68	LH 149 162 GA	704 Brunswick Avenue	"As Is"
		COLUMBUS	
6-17-68	LH 152 797 GA	5717 Mill Branch Road	"As Is"
6-19-68	LH 141 403 GA	4028 Willis Street	"As Rep."
		PEMBROKE	
6-17-68	DL 101 545 GA	Route #2	"As Is"
		ALBANY	
6-19-68	LH 154 146 GA	1522 Evelyn Avenue	"As Rep."

W. A. Walker

W. A. WALKER
Chief, Loan Service & Property
Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 21, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6 3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Georgia Life Building
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

MCCORD & REEVES, INC.
3518 South Fulton Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY. & INS. AGCY. INC.
2670 Atlanta Street, S.E.
Smyrna, Georgia . . . . . (P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM-GA

FULTON, DEKALB, COBB & CLAYTON COUNTIES

FULTON COUNTY

LH 150 555	873 Sylvan Rd., S.W. Atlanta	6 - 3 Fr. & BV 2B	60x150		$17,500. (M)
				Rep.	17,900

DEKALB COUNTY

LH 125 819	1172 Rogeretta Dr. N.E. Atlanta	9 - 4 Fr. & BV 2B	123x172x189.3 (Down Payment $1000.)	Rep.	30,500 (D)

CLAYTON COUNTY

SH 3908	1056 Shieldcrest Way Forest Park 6.68	6 - 3 Fr. & BV 2B	75x152x75 X150		16,000 (M)
				Rep.	16,600

COBB COUNTY

LH 156 885	4370 Bells Ferry Road Kennesaw	6 - 3 Fr. & BV 1½B	113x208x183x146 (Down payment $750.00)		22,600 (L)
LH 159 674	3241 Scarlett Lane Kennesaw	5 - 3 Fr. & BV 1½B	100x98x149x126		17,150.(L)
LH 167 765	1084 Mountain View Dr. Marietta	6 - 3 Fr. BV 1½B	74x147x123x149		17,900.(L)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

6-28-68 File

FROM	Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER PIERRE NOEL, JR.
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER		TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."

2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block. Offers pending - OP.

6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information

7. When properties are purchased "As Is" and the VA has title the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).

11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 28, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200% down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

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PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg.
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY, INC.
2670 Atlanta Street, S.E.
Smyrna, Georgia . . . . . (P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--GA

FULTON, DeKALB, CLAYTON & COBB COUNTIES

FULTON COUNTY

LH 129 247	695 Symphony Lane, NW Atlanta	6 - 3 BV & Fr	75x173x66x 172		$16,000 (D)
LH 150 555	873 Sylvan Pl. SW Atlanta	6 - 3 2B BV & Fr	60x150	Rep.	17,500 (M) 17,900
LH 156 675	4100 Pierce Rd. College Park 4.68	10 - 5 2B BV & Fr	100x180		** 18,450 (M)

DeKALB COUNTY

LH 125 819	1172 Rogeretta Dr., NE Atlanta 3.68	9 - 4 2B BV & Fr Cent. A/C (Minimum downpayment $1,000.00)	123x172x 189	Rep.	30.500 (D)
LH 158 069	84 Kirkwood Rd. NE Atlanta	6½ - 3 BV & Fr	50x189		13,750 (D)
LH 173 077	49 - 51 First Ave. SE Atlanta	10 - 4 Fr 2B (Duplex - 5 rooms each side)	95x220x98x200	OP Rep.	13,200 (D) 13,700

CLAYTON COUNTY

SH 3908	1056 Shieldcrest Way Forest Park 6.68	6 - 3 2B BV & Fr. Cent. A/C	75x152x75x 150	Rep.	16,000 (M) 16,600
LH 131 728	557 Thomas Dr. Forest Park 5.68	6 - 3 BV & Fr	75x205x14x85x 175	OP Rep.	13,800 (M)

Continued on next page.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 28, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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FM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2					
		CLAYTON COUNTY		CONTINUED	
LH 154 662	444 Wolf River Dr. Riverdale	6 - 3 BV & Fr	90x162x65x 179	OP Rep.	16,200 (M) 16,600
		COBB COUNTY			
SH 3954	660 Clay Road Austell 6.68	5 - 2 Fr	134x210x122x 214	OP	$ 9,200 (P)
LH 128 194	Rt 5 Powder Springs Rd. Marietta	6 - 3 BV & Fr 1½B	120x200x113x 200	Rep.	16,400 (L) 17,500
LH 156 885	4370 Bell's Ferry Rd. Kennesaw	6 - 3 1½B BV & Fr Cent. A/C	113x208x183x 146 (Minimum downpayment $750.00)		22,600 (L)
LH 159 674	3241 Scarlett Lane Kennesaw	5 - 3 BV & Fr 1½B	100x98x149x85x 126		17,150 (L)
LH 167 765	1084 Mt. View Dr. Marietta	6 - 3 BV & Fr 1½B	74x147x123x 149		17,900 (L)

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

July 3, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		AUGUSTA	
6-25-68	LH 175 694 GA	317 Eastview Dr.	"As Is"
		WARNER ROBINS	
6-26-68	LH 72 317 GA	245 Meadowdale Dr.	"As Is"
		GROVETOWN	
6-26-68	LH 169 961 GA	Rt 1, Box 47, N/W Side of Harlem-Grovetown Rd.	"As Is"
		COLUMBUS	
6-26-68	LH 141 918 GA	3012 Urban Ave.	"As Rep."
		ATLANTA	
6-27-68	LH 125 819 GA	1172 Rogeretta Dr., NE	"As Rep."
		CLAYTON COUNTY	
6-27-68	LH 154 662 GA	444 Wolf River Dr. Riverdale	"As Is"
		DUBLIN	
7-1-68	LH 130 461 GA	810 Euclid Ave.	"As Is"

E. C. ABRAMS, Acting Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 3, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office, 730 Peachtree Street, N.E., Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6700 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
	DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie Street, N.W. Atlanta, Georgia . . . . . (D)				
	A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)				
	McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia . . . . . (M)				
	POSTON, GUTHRIE & FOWLER RLTY & INS AGCY, INC. 2670 Atlanta Street, S.E. Smyrna, Georgia . . . . . (P)				
PM--GA	DeKALB, CLAYTON, COBB & DOUGLAS COUNTIES - GEORGIA				
	DeKALB COUNTY				
LH 171 867	1665 East Port Terrace, S.E. Atlanta, Georgia	6 - 3 Fr	70x170x50x 180		12,750 (M) Rep. 13,500
	CLAYTON COUNTY				
LH 120 403	115 Kennesaw Dr. Forest Park	5½ - 3 Fr 1½B	70x150		12,200 (M) Rep. 13,200
	COBB COUNTY				
LH 171 448	4231 Genoa Dr. Kennesaw	5 - 3 BV & Fr	62x210x200x 233		16,500 (L)
	DOUGLAS COUNTY				
DL 176 123	326 Esteile St. Douglasville	6 - 2 BV & Fr.	120x200		14,500 (P)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

July 12, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
7-2-68	LH 144 979 GA	153 Highland Ave.	"As Rep."
7-5-68	SH 3571 GA	1605 Gardiner Drive	"As Is"
		SAVANNAH	
7-3-68	LH 116 885 GA	10 Webster Drive	"As Is"
7-5-68	LH 113 088 GA	203 Welwood Drive	"As Is"
7-9-68	LH 139 095 GA	11 Hughes Ave.	"As Is"
		COBB COUNTY	
7-5-68	SH 3954 GA	660 Clay Road Austell	"As Is"
		BRUNSWICK	
7-9-68	LH 121 273 GA	2414 Woodland Way	"As Is"
		AUGUSTA	
7-11-68	LH 167 669 GA	613 Aiken Street	"As Is"
		CLAYTON COUNTY	
7-9-68	SH 3908 GA	1056 Shieldcrest Way Forest Park	"As Is"
		DeKALB COUNTY	
7-10-68	LH 173 077 GA	49-51 First Ave, NE Atlanta	"As Is"
		ALBANY	
7-11-68	LH 157 803 GA	219 Frost Street	"As Is"
7-3-68	LH 171 867 GA	1665 East Port Ter. SE, Atlanta	(Property temporarily withdrawn from market)

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 7-12-68 [X] ORIGINAL [ ] REVISED

PROPERTY MANAGEMENT NO.: LH 130 190 GA

PM.

2. ADDRESS OF PROPERTY: 103 Elizabeth Ave. Smyrna, Georgia

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $8,250.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 7

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: Fr & Alum. Siding

15. TYPE OF HEAT: Space Gas

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify) None

17. SPECIAL FEATURES OF PROPERTY

"VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin".

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS BLK.____ MI.____ [ ] STORES BLK.____ MI.____ [ ] TRANSPORTATION BLK.____ MI.____

20. TYPE OF NEIGHBORHOOD: [ ] GOOD [X] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 75x150

23. APPROXIMATE ANNUAL TAXES: $115.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $55.00

25. DATE ACQUIRED BY VA: -

26. ESTIMATED DATE OF ACQUISITION BY VA: 9-1-68

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
-	Vacant		

The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

29. NAME AND ADDRESS OF PERSON HAVING KEYS

Poston, Guthrie & Fowler Rlty & Ins.
2670 Atlanta St., NE
Smyrna, Ga. 30080

30. SUBMIT PURCHASE OFFER TO

Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, Ga. 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, assessments, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing. All listings are subject to VA acquiring title.

VA FORM MAY 1968 26-6704-1 EXISTING STOCKS OF VA FORM VB 4-6704-1 JUN 1955, WILL BE USED.

Fi6

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

July 19, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
7-12-68	SH 4218 GA	3134 Urban Avenue	"As Is"
		SAVANNAH	
7-11-68	LH 126 965 GA	121 Burbank Blvd.	" As Rep."
7-16-68	LH 137 892 GA	20 Brookview Drive	"As Is"
		WARNER ROBINS	
7-11-68	LH 164 539 GA	427 Alabama Ave.	"As Is"
		CLAYTON COUNTY	
7-12-68	LH 131 728 GA	557 Thomas Drive Forest Park	" As Rep."
		FULTON COUNTY	
7-17-68	LH 129 247 GA	695 Symphony Lane, N.W. Atlanta	"As Is"
7-19-68	LH 156 675 GA	4100 Pierce Rd. College Park	"As Is"
		DeKALB COUNTY	
7-17-68	LH 158 069	84 Kirkwood Rd., NE Atlanta	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.
Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 19, 1968

FROM: Property Management Sect., Loan Guaranty, Div., Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted This listing cancels all previous listings.
All listings are subject to VA acquiring title.

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg.
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY, INC.
2670 Atlanta Street, S.E.
Smyrna, Georgia . . . . . (P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--GA — COBB & FULTON, DeKALB / CLAYTON COUNTIES

PM NO	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		FULTON COUNTY			
LH 172 249	1435 St. Francis St. East Point	5 - 2 Fr	55x200		$11,200 (M)
				Repaired List	11,700
		DeKALB COUNTY			
LH 121 449	3243 Oakcliff Road Doraville	7 - 3 & Den 1½B Fr & Alum	60x205x212x 80	**	18,250 (D)
				Repaired List	18,950
		CLAYTON COUNTY			
LH 122 404	112 Kennesaw Dr. Forest Park	5½ - 3 1½B Fr & Alum	95x117x43x150x 72		13,750 (M)
LH 168 603	551 Fielding Circle Riverdale	5 - 3	75x150		14,900 (M)
				Repaired List	15,600
LH 173 480	7391 Nulan Way Riverdale	5 - 3 BV & Fr			14,500 (M)
				Repaired List	14,950
		COBB COUNTY			
LH 146 949	129 Dundee Dr. Smyrna	6 - 3 1½B BV & Fr	85x142		14,000 (P)
				Repaired	14,700

FILE

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE 7-26-68

FROM	Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30306	NAME OF LOAN GUARANTY OFFICER PIERRE NOEL, JR.
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. [illegible] Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block. Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 26, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200.00 down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
	DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie Street, N.W. Atlanta, Georgia . . . . . (D)				
	A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)				
	McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia . . . . . (M)				
	POSTON, GUTHRIE & FOWLER RLTY & INS AGCY, INC. 2670 Atlanta Street, S.E. Smyrna, Georgia . . . . . (P)				

Properties indicated by ** before price will have minimum downpayment of $500.00.

PM--24

FULTON COUNTY

LH 130 452	2210 S. Pryor Rd., SW Atlanta	6 - 2 Fr	75x151x75x 152		Rep.	$ 9,500 (D) 10,500
LH 150 555	873 Sylvan Pl. SW Atlanta	6 - 3 2B BV & Fr	60x150	OP	Rep.	17,500 (M) 17,900
LH 172 249	1435 St. Francis St. East Point	5 - 2 Fr	55x200		Rep.	11,200 (M) 11,700

DeKALB COUNTY

LH 121 449	3243 Oakcliff Rd. Doraville	7 - 3 1½B Fr & Alum	60x204x80x 212	OP	Rep.	** 18,250 (D) ** 18,950

CLAYTON COUNTY

LH 120 403	115 Kennesaw Dr. Forest Park 7.68	5 - 3 1½B Fr & Alum	70x150		Rep.	12,200 (M) 13,200
LH 122 404	112 Kennesaw Dr. Forest Park	5½ - 3 1½B Fr & Alum	95x117x43x 43x150x72			13,750 (M)
LH 168 603	551 Fielding Cir. Riverdale	5 - 3 BV	75x150		Rep.	14,900 (M) 15,600
LH 171 324	116 Pine Street Mt. View	5 - 2 Fr	100x150		Rep.	9,800 (M) 10,500
LH 173 480	7391 Nulan Way Riverdale	5 - 3 BV & Fr		OP	Rep.	14,500 (M) 14,950

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 26, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 % down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM--GA

FULTON, DeKALB, CLAYTON, COBB AND DOUGLAS COUNTIES Continued

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		COBB COUNTY			
LH 128 194	Rt 5 Powder Springs Rd. Marietta	6 - 3 1½B BV & Fr	120x200x113x 200	 Rep.	$16,400 (L) 17,500
LH 130 190	103 Elizabeth Ave. Smyrna	7 - 3 Fr & Alum	75x150		8,250 (P)
LH 146 949	129 Dundee Dr. Smyrna	6 - 3 1½B BV & Fr	85x142	 Rep.	14,00 (P) 14,700
LH 156 885	4370 Bell's Ferry Rd. Kennesaw	6 - 3 1½B BV & Fr Cent. A/C Minimum downpayment $750.00	113x208x183x 146		22,600 (L)
LH 159 674	3241 Scarlett Lane Kennesaw	5 - 3 1½B BV & Fr	100x92x149x 85x126	OP	17,150 (L)
LH 167 765	1084 Mt. View Dr. Marietta	6 - 3 1½B BV & Fr	74x147x123x 149		17,900 (L)
LH 171 448	4231 Genoa Dr. Kennesaw	5 - 3 BV & Fr	62x210x200x 233	OP	16,500 (L)
LH 176 221	2290 Tuxedo Dr. Marietta	8 - 4 2B BV & Fr. Minimum downpayment $1,000.00	95x154x 125x208		31,250 (L)
		DOUGLAS COUNTY			
LH 176 123	326 Estelle Street Douglasville	6 - 2 BV & Fr	120x200	OP	14,500 (P)

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

August 2, 1968

YOUR FILE REFERENCE:

316-264

IN REPLY REFER TO:

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
7-25-68	LH 141 069 GA	2514 Alabama Ave.	"As Is"
7-30-68	LH 141 368 GA	121 Van Nuys Blvd.	"As Rep."
		WARNER ROBINS	
7-24-68	LH 119 635 GA	112 Marilyn Drive	"As Is"
		COLUMBUS	
7-29-68	LH 119 606 GA	1609 Gardiner Drive	"As Rep."
		BRUNSWICK	
7-25-68	LH 160 804 GA	106 Bishop Street	"As Rep."
		AUGUSTA	
7-30-68	LH 166 256 GA	3309 Young Forest Drive	"As Is"
		DOUGLASVILLE	
7-30-68	LH 176 123 GA	326 Estell Street	"As Is"
		DUBLIN	
7-31-68	LH 147 703 GA	809 Pierce Drive	"As Is"
		CLAYTON COUNTY	
7-31-68	LH 173 480 GA	7391 Nulan Way Riverdale	"As Is"

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

file

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

August 9, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
8-2-68	LH 137 959 GA	2239 Lorraine Court	"As Is"
8-2-68	LH 142 293 GA	1601 East 37th Street	"As Is"
8-5-68	LH 116 836 GA	110 Cedar Grove Road	"As Is"
		AUGUSTA	
8-2-68	LH 147 147 GA	Halton Road	"As Is"
		COLUMBUS	
8-2-68	LH 173 370 GA	5820 Dearborn Ave.	"As Rep."
8-5-68	LH 174 633 GA	1131 Opel Ave.	"As Rep."
8-7-68	LH 143 539 GA	853 Southern Pines Dr.	"As Is"
8-7-68	LH 168 808 GA	1048 Mill Branch Ct.	"As Is"
		CLAYTON COUNTY	
8-5-68	LH 120 403 GA	115 Kennesaw Dr. Forest Park	"As Rep."
		BRUNSWICK	
8-5-68	LH 163 485 GA	141 Fairman Ave.	"As Is"
		ALBANY	
8-7-68	LH 144 290 GA	108 Jean Street	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: August 9, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subjet to VA acquiring title

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg.
66 Luckie St., N.W.
Atlanta, Ga. . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, Ga. . . . . (L)

McCORD & REEVES, UBC.
3238 Stewart Ave.
Hapeville, Ga. . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY, INC.
2670 Atlanta St., SE
Smyrna, Ga. . . . . (P)

PM--GA FULTON, DeKALB, CLAYTON & COBB COUNTIES

COBB COUNTY

LH 136 838	132 Lakeshore Dr. Smyrna	6 - 3 BV & Fr	100x200		$13,500 (P)
LH 166 142	690 Bonnie Dell Dr. Marietta	6 - 3 BV & Fr			17,000 (L)

Sel

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

August 23, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBERS	ADDRESS	
		DeKALB COUNTY	
8-15-68	LH 121 449 GA	3243 Oakcliff Rd. Doraville	"As Is"
		WARNER ROBINS	
8-15-68	LH 114 104 GA	125 Vinson Drive	"As Rep."
		FULTON COUNTY	
8-16-68	LH 150 555 GA	873 Sylvan Pl. SW Atlanta	"As Rep."
		CLAYTON COUNTY	
8-16-68	LH 168 603 GA	551 Fielding Circle Riverdale	"As Is"
8-22-68	LH 122 404 GA	112 Kennesaw Drive Forest Park	"As Is"
		COBB COUNTY	
8-16-68	LH 167 765 GA	1084 Mt. View Dr. Marietta	"As Is"
8-19-68	LH 146 949 GA	129 Dundee Dr. Smyrna	"As Is"
8-21-68	LH 176 221 GA	2290 Tuxedo Dr. Marietta	"As Is"
8-20-68	LH 130 190 GA	103 Elizabeth Ave. Smyrna	"As Is"
		ALBANY	
8-19-68	LH 155 942 GA	1122 Waddell Ave.	"As Is"
		COLUMBUS	
8-20-68	LH 165 736 GA	1344 Foye Ave.	"As Rep."
		AUGUSTA	
8-20-68	SH 4120 GA	2434 Yates Dr.	"As Is"

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: August 23, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree St., NE
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200.00 down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

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505 Ga. Life Bldg.
66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY, Inc.
2670 Atlanta Street, N.E.
Smyrna, Georgia . . . . . (P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

FULTON, DeKALB, CLAYTON & COBB COUNTIES

PM--GA

FULTON COUNTY

LH 85 834	699 Charlotte Pl, NW Atlanta	6 - 3 Fr	53x176x56x178		$10,000 (D)
LH 134 754	2168 Addison PL, NW Atlanta	5 - 3 Fr			10,000 (D)
LH 149 321	1332 Lucille Ave. SW Atlanta	6 - 3 BV & Fr	50x137x49x 137	Rep.	10,000 (D) 12,300

Financing limited to 20 Years in present "As Is" condition.

DeKALB COUNTY

LH 171 867	1665 Eastport Terrace SE Atlanta	6 - 3 Fr & Asb. Sid.	70x170x50x 180	Rep.	12,300 (M) 13,500

CLAYTON COUNTY

LH 180 024	Rt. 2, Hwy 138 Riverdale	8 - 4 2B BV & Fr		Rep.	26,000 (M) 26,900

Downpayment $750.00.

COBB COUNTY

LH 113 335	123 Strathmoor Rd. Smyrna	7 - 4 BV & Fr 2-B	105x206x225x90	Rep.	** 18,000q(P) 18,700
LH 119 446	112 Cimmaron Court Smyrna	6 - 3 1½-B Alum. Sid.	49x48x50x83x 68x126	Rep.	12,500 (P) 13,700

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

8-29-68 File

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

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3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block. Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
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9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

August 29, 1968

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie Street, N.W. Atlanta, Georgia			(D)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia			(M)
		POSTON, GUTHRIE & FOWLER REALTY & INS. AGCY. 2670 Atlanta Street, S.E. Smyrna, Georgia			(P)

Properties indicated by ** before price will have minimum downpayment of $500.00.

FULTON, DeKALB, CLAYTON & COBB COUNTIES

PM--GA

FULTON COUNTY

LH 85 834	699 Charlotte Pl., NW Atlanta	6 - 3 Fr	53x176x56x 178		$10,000 (D)
LH 134 754	2168 Addison Pl. N.W. Atlanta	5 - 3 Fr			10,000 (D)
LH 149 321	1332 Lucille Ave. SW Atlanta	6 - 3 BV & Fr	50x137x49x 137	Rep.	10,000 (D) 12,300
		Financing limited to 20 years.			
LH 172 249	1435 St. Francis St. East Point	5 - 2 Fr	55x200 OP	Rep.	11,200 (M) 11,700

DeKALB COUNTY

LH 171 867	1665 EastPort Ter. SE Atlanta	6 - 3 Fr	70x170x50x180	Rep.	12,300 (M) 13,500

CLAYTON COUNTY

LH 171 324	116 Pine St. Mt. View	5 - 2 Fr	100x150 OP	Rep.	9,800 (M) 10,500
LH 180 024	Rt. 2, Hwy 138 Riverdale	8 - 4 2½B BV & Fr	230x366 Min. downpayment $750.00.	Rep.	26,000 (M) 26.900

COBB COUNTY

LH 113 335	123 Strathmoor Rd. Smyrna	7 - 4 BV & Fr 2 B	105x206x 90x225	** Rep.	18,000 (P) 18,700

Continued on next page

SALES LISTING (MULTIPLE)

August 29, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2		FULTON, DeKALB, CLAYTON & COBB COUNTIES			Continued
LH 119 446	112 Cimmaron Ct. Smyrna	6 - 3 1½B Fr & Alum	49x48x50x83x 68x126		$12,500 (F) 13,700 Rep.
LH 128 194	Rt. 5, Powder Springs Rd., Marietta 7.68	6 - 3 1½B BV & Fr	120x200x113x 200	OP Rep.	16,400 (L) 17,500
LH 136 838	132 Lakeshore Dr. Smyrna	6 - 3 BV & Fr	100x200	OP	13,500 (P)
LH 156 885	4370 Bell's Ferry Rd. Kennesaw 8.68	6 - 3 1½B BV & Fr	113x208x183x 146	OP	22,600 (L)
	Central A/C	Minimum downpayment $750.00.			
LH 159 674	3241 Scarlett Lane Kenesaw	5 - 3 1½B BV & Fr	100x98x149x 85x126	OP	17,150 (L)
LH 171 448	4231 Genoa Dr. Kennesaw 8.68	5 - 3 BV & Fr	62x210x200x 233	OP	16,500 (L)

file

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

August 30, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 3016-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		FORT OGLETHORPE	
8-26-68	LH 115 536 GA	116 Robert E. Lee St.	"As Is"
		COLUMBUS	
LH 8-26-68	LH 96 319 GA	2904 Rice St.	"As Is"
		SAVANNAH	
8-26-68	LH 150 857 GA	2232 Greenwood St.	"As Rep."
		CLAYTON COUNTY	
8-26-68	LH 171 324 GA	116 Pine St. Mt. View	"As Is"
		WARNER ROBINS	
8-28-68	LH 107 224 GA	403 Johns Road	"As Rep."
		COBB COUNTY	
8-26-68	LH 136 838 GA	132 Lakeshore Dr. Smyrna	"As Is"
		MIDVILLE	
8-28-68	DL 105 874 GA	Cor. Mary & Seal St.	"As Rep."
		ALBANY	
8-28-68	LH 133 037 GA	128 Jean St.	"As Is"
		BRUNSWICK	
8-28-68	DL 117 087 GA	3511 Gordon St.	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

file

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

September 6, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COBB COUNTY	
8-28-68	LH 159 674 GA	3241 Scarlett Lane Kennesaw	"As Is"
9-4-68	LH 119 446 GA	112 Cimmaron Court Smyrna	"As Rep."
		CLAYTON COUNTY	
8-30-68	LH 171 324 GA	116 Pine Street Mr. View	"As Is"
		COLUMBUS	
9-3-68	LH 153 511 GA	39 Macon Drive	"As Is"

E. C. Abrams

E. C. ABRAMS, Acting Chief,
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

September 13, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PRIOERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		BRUNSWICK	
9-6-68	LH 121 272 GA	2230 Peachtree Street	"As Rep."
9-10-68	LH 124 918 GA	113 Enterprise Street	"As Is"
		COBB COUNTY	
9-10-68	LH 128 194 GA	Rt. #5, Powder Springs Road, Marietta	"As Rep."
		ROSSVILLE	
9-10-68	LH 54 294 GA	5 Mary Street	"As Rep."

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: September 13, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree St., NE
Atlanta, Ga. 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie St., NW Atlanta, Ga. . . . . (D)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Ga. . . . . (L)			
		McCORD & REEVES, INC. 3238 Stewart Ave. Hapeville, Ga. . . . . (M)			
		POSTON, GUTHRIE & FOWLER RLTY & INS.AGCY 2670 Atlanta St., S.E. Smyrna, Ga. . . . . (P)			
PM--GA		DeKALB COUNTY			
LH 179 395	1495 McPherson Ave., SE Atlanta, '	7 - 4 BV 2B	50x125		$13,250 (D)
		CLAYTON COUNTY			
LH 170 310	102 Currie Drive Forest Park	6 - 3 BV & Fr	70x141		13,500(M) Rep. 14,200

file

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

September 20, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COBB COUNTY	
9-12-68	LH 156 885 GA	4370 Bells Ferry Rd. Kennesaw	"As Is"
9-16-68	LH 113 335 GA	123 Strathmoor Rd. Smyrna	"As Rep."
		AUGUSTA	
9-13-68	LH 150 858 GA	2311 Neal Street Augusta	"As Rep."
9-13-68	LH 161 614 GA	1415 Reynolds St. Hephzibah	"As Is"
		COLUMBUS	
9-16-68	LH 129 901 GA	1835 Wellborn Dr.	"As Is"

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 9-20-68 [X] ORIGINAL [ ] REVISED

PROPERTY MANAGEMENT NO. PM. LH 180 032 GA

2. ADDRESS OF PROPERTY: 1356 Lockwood Dr., SW, Atlanta, Georgia

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $14,750.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 6

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 2

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: Frame

15. TYPE OF HEAT: GFWA

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify)

17. SPECIAL FEATURES OF PROPERTY

FINANCING LIMITED TO 20 YEARS IN PRESENT "AS IS" CONDITION

REPAIRED LIST PRICE $15,250.00.

"VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin".

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS [ ] STORES [ ] TRANSPORTATION

BLK.____ MI.____ BLK.____ MI.____ BLK.____ MI.____

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 50x149

23. APPROXIMATE ANNUAL TAXES: $281.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $51.30

25. DATE ACQUIRED BY VA: -

26. ESTIMATED DATE OF ACQUISITION BY VA: 11-15-68

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Vacant		

The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

29. NAME AND ADDRESS OF PERSON HAVING KEYS

McCord & Reeves, Inc.
3238 Stewart Ave.
Hapeville, Ga.

30. SUBMIT PURCHASE OFFER TO

Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing.

All listings are subject to VA acquiring Title.

VA FORM MAY 1968 26-6704-1 EXISTING STOCKS OF VA FORM VB 4-6704-1, JUN 1963, WILL BE USED.

FILE

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

9-27-68

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER	TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. [illegible] Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block. Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: September 27, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, Georgia 30303

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
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		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia . . . . . (M)			
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY 2670 Atlanta Street, S.E. Smyrna, Georgia . . . . . (P)			
		FULTON, DeKALB, CLAYTON & COBB COUNTIES			
PM--GA		FULTON COUNTY			
LH 85 834	699 Charlotte Pl., NW Atlanta	6 - 3 Fr	53x176x56x 178	OP	$10,000 (D)
LH 134 754	2168 Addison Pl., NW Atlanta	5 - 3 Fr			10,000 (D)
LH 143 634	1734 DeLowe Dr., SW Atlanta	6½ - 2 BV & Fr Minimum downpayment $750.	100x485x123x413	Rep.	23,000 (D) 24,000
LH 149 321	1332 Lucille Ave., SW Atlanta	6 - 3 BV & Fr Financing limited to 20 years.	50x137x49x 137	OP Rep.	10,000 (D) 12,300
LH 172 249	1435 St. Francis Street East Point	5 - 2 Fr Financing limited to 20 years.	55x200	Rep.	11,200 (M) 11,700
LH 180 032	1356 Lockwood Dr., SW Atlanta	6 - 2 Fr Financing limited to 20 years.	140x149	OP Rep.	14,750 (M) 15,250
		DeKALB COUNTY			
LH 179 395	1495 McPherson Ave., SE Atlanta	7 - 4 BV 2B	50x125		13,250 (D)
		CLAYTON COUNTY			
LH 170 310	102 Currie Dr. Forest Park	6 - 3 BV & Fr	70x141	OP Rep.	13,500 (M) 14,200
LH 180 024	Rt. 2, Hwy 138 Riverdale	8 - 4 2½B BV & Fr Minimum downpayment $750.00.	230x366	OP Rep.	26,000 (M) 26,900
		COBB COUNTY			
LH 171 448	4231 Genoa Dr. Kennesaw 8.68	5 - 3 BV & Fr	62x210x200x 233		16,500 (L)

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

October 4, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS
	ROME	
9-24-68	DL 110 854 GA	6 Lady Marion Drive "As Rep."
	MACON	
9-27-68	LH 139 059 GA	Rt. #1, Skipperton Rd. "As Is"
	ATLANTA	
10-1-68	LH 85 834 GA	699 Charlotte PL., NW "As Is"
	AUGUSTA	
10-1-68	LH 139 943 GA	2609 Evergreen Drive "As Is"
	COLUMBUS	
10-2-68	SH 3528 GA	938 Kirkland Drive "As Is"
	CLAYTON COUNTY	
10-2-68	LH 170 310 GA	102 Currie Drive "As Is" Forest Park

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 4, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg, 66 Luckie Street, N.W. Atlanta, Georgia . . . . . (D)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia . . . . . .(M)			
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY 2670 Atlanta Street, S.E. Smyrna, Georgia . . . . . (P)			
		FULTON COUNTY			
PM--GA					
LH 134 754	2168 Addison Pl., NE Atlanta	5 - 3 Fr		Rep.	$10,000 (D) 11,100
		DEKALB COUNTY			
LH 176 698	3750 Aldea Drive Decatur	5½ - 3 1½B BV	141x80x147x80		15,200 (D)

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

October 11, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		BRUNSWICK	
10-3-68	LH 158 082 GA	108 Union Street	"As Is"
		AUGUSTA	
10-3-68	LH 147 146 GA	Darden Pl. Rt. #5	"As Rep."
10-7-68	LH 156 792 GA	1963 Lionel Street	"As Rep."
10-8-68	LH 161 055 GA	505 Azalea Street	"As Is"
		COLUMBUS	
10-7-68	LH 160 196 GA	5571 Pollman Court	"As Is"
		FULTON COUNTY	
10-10-68	LH 143 634 GA	1734 DeLowe Dr.,SW Atlanta	"As Rep."

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 10-11-68 [ ] ORIGINAL [X] REVISED

PROPERTY MANAGEMENT NO.: LH 179 395 GA

PM.

2. ADDRESS OF PROPERTY: 1495 McPherson Ave., S.E. Atlanta, Ga.

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $13,250.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 7

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 4

13. NO. OF BATHROOMS: 2

14. TYPE OF CONSTRUCTION: BV

15. TYPE OF HEAT: GFWA

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify) None

17. SPECIAL FEATURES OF PROPERTY

2 BATHS Repaired Price $14,500.00

"VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."

"VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS [ ] STORES [ ] TRANSPORTATION

BLK. ____ MI. ____ BLK. ____ MI. ____ BLK. ____ MI. ____

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 50x125

23. APPROXIMATE ANNUAL TAXES: $205.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $42.00

25. DATE ACQUIRED BY VA: 10-7-68

26. ESTIMATED DATE OF ACQUISITION BY VA: -

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space.)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Vacant		

The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

29. NAME AND ADDRESS OF PERSON HAVING KEYS

Duncan Realty Co.
505 Ga. Life Bldg. 66 Luckie St., NW
Atlanta, Ga.

30. SUBMIT PURCHASE OFFER TO

Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, Ga. 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing.

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

October 18, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		FULTON COUNTY	
10-10-68	LH 149 321 GA	1332 Lucille Ave., SW Atlanta	"As Rep."
		HOUSTON COUNTY	
10-15-68	LH 152 764 GA	111 Miller Court Centerville	"As Is"
		COLUMBUS	
10-15-68	LH 156 157 GA	420 Baxley Way	"As Is"
		SAVANNAH	
10-16-68	LH 105 285 GA	108 Juniper Circle	"As Is"
		HARTWELL	
10-16-68	LH 115 110 GA	530 Thornton Street	"As Is"

W. A. Walker
W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 18, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Luckie Street, N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY
2670 Atlanta Street, S.E.
Smyrna, Georgia . . . . . (P)

PM--GA

FULTON COUNTY

LH 146 156	3539 Sherbrooke Way, S.W. Atlanta	7 - 3 2B BV & Fr	120x148x20x 116		$20,800 (M)
				Rep.	21,600
		Minimum downpayment $500.00.			
LH 175 623	988 Welch St., SE Atlanta	6 - 2 Fr	50x160		11,950 (M)
				Rep.	12,500
LH 180 032	1356 Lockwood Dr. SW Atlanta 10.68	6 - 2 Fr	140x149	Rep.	15,250 (M)
		Financing limited to 20 yrs.			

COBB COUNTY

LH 168 812	1230 Blackwell Rd. Marietta	7 - 3 2½B BV & Fr	210x210		24,000 (L)
				Rep.	24,750
		Minimum downpayment $750.00.			

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

October 23, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/264

TO: ALL PARTICIPATING BROKERS

SUBJ: Lock Box Keys To VA Owned Properties

1. All brokers participating in the sale of VA owned properties may obtain lock box keys directly from our office by requesting them in person, or by letter enclosing a self-addressed stamped envelope.

2. The following requirements and procedures must be followed by all brokers, their salesmen or representatives:

a. Brokers may not reproduce keys nor purchase them from any source other than those designated by this office.

b. Keys furnished to brokers shall be returned upon demand by VA.

c. No VA owned property shall be inspected or shown to a prospective purchaser prior to our listing for sale.

d. Under no circumstances will a lock box key be given to a prospective purchaser or any other unauthorized individual and be permitted to enter a property alone. You or your representative must accompany all prospects inside VA properties.

e. Help us to keep our properties clean and presentable. Be sure that the property is secured before you leave (all windows and doors closed and locked), sign the Inspection Record Card and return the door key to the lock box before leaving.

f. Lock boxes and keys <u>are not</u> to be removed from the property before the date of the sales closing, at which time the lock box will be returned to our management broker who will issue a receipt for its return.

3. Strict adherence to these requirements is necessary to protect all brokers participating in our program. Your full cooperation is needed and will be appreciated.

PIERRE NOEL, JR.
Loan Guaranty Officer

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

October 25, 1968 YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		AUGUSTA	
10-17-68	SH 4019 GA	2021 Herbert Lane	"As Rep."
		COLUMBUS	
10-21-68	LH 123 113 GA	1233 Briarwood Ave.	"As Rep."
		COBB COUNTY	
10-21-68	LH 171 448 GA	4231 Senoa Drive Kennesaw	"As Is"
		BRUNSWICK	
10-23-68	LH 145 201 GA	119 Saxon Street	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 25, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie Street, N.W. Atlanta, Georgia . . . . . (D)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		McCORD & REEVES, INS. 3238 Stewart Avenue Hapeville, Georgia . . . . . (M)			
		POSTON, GUTHRIE & FOWLER RLTY & INS AGCY 2670 Atlanta Street, S.E. Smyrna, Georgia . . . . . (P)			
PM--GA		DeKALB COUNTY			
LH 178 433	127 Fayetteville Road Decatur	7 - 3 Fr	150x185x50x 181x50		$ 9,700 (D)
		CLAYTON COUNTY			
LH 176 006	105 Laurel Street Forest Park	5 - 2 BV & Fr	80x196	 Rep.	14,000 (M) 14,800
		DOUGLAS COUNTY			
LH 177 213	3999 Creel Drive Lithia Springs	6 - 3 BV & Fr	222x80x200x77		17,000 (P)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

10-31-68 File

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office, 730 Peachtree Street, N.E. Atlanta, Georgia 30308	PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: [illegible] rs. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block, Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payments and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability. VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 31, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office, 730 Peachtree Street, N.E., Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Luckie St., N.W. Atlanta, Georgia . . . . . (D)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia . . . . . .(M)			
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY. 2670 Atlanta Street, S.E. Smyrna, Georgia . . . . . (P)			
		FULTON, DeKALB, CLAYTON, COBB AND DOUGLAS COUNTIES			
PM--GA		**FULTON COUNTY**			
LH 134 754	2168 Addison Pl., N.W. Atlanta	5 - 3 Fr	59x125x83x110	OP Rep.	$11,100 (D)
LH 146 156	3539 Sherbrooke Way,S.W. Atlanta	7 - 3 2B BV & Fr	120x148x20x 116	Rep.	20,800 (M) 21,600
		Minimum downpayment $500.00.			
LH 172 249	1435 St. Francis St. East Point 9.68	5 - 2 Fr	55x200	Rep.	11,200 (M) 11,700
		Financing limited to 20 years.			
LH 175 623	988 Welsh St., S.E. Atlanta	6 - 2 Fr	50x160	Rep.	11,950 (M) 12,500
LH 180 032	1356 Lockwood Dr., SW Atlanta 10.68	6 - 2 Fr	140x149	OP Rep.	15,250 (M)
		Financing limited to 20 years.			
		DeKALB COUNTY			
LH 176 698	3750 Aldea Drive Decatur	5½ - 3 BV 1½B	141x80x147x 80		15,200 (D)
LH 178 433	127 Fayetteville Rd. Decatur	6 - 2 BV & Fr	150x185x50x 181x50		9,700 (D)
LH 179 395	1495 McPherson Ave.,SE Atlanta 10.68	7 - 4 2B BV	50x125	OP Rep.	13,250 (D) 14,500
		CLAYTON COUNTY			
LH 176 006	105 Laurel Street Forest Park	5 - 2 BV & Fr	80x196	Rep.	14,000 (M) 14,800
LH 180 024	Rt. #2, Hwy 138 Riverdale 10.68	8 - 4 2½B BV & Fr	230x366	OP Rep.	26,000 (M) 26,900
		Minimum downpayment $750.00.			

Continued on Page #2

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 31, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office, 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: PIERRE NOEL, JR.

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200.00 down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Continued	Page #2	FULTON, DeKALB, CLAYTON, COBB & DOUGLAS COUNTIES			
PM--GA		COBB COUNTY			
LH 168 812	1230 Blackwell Road Marietta	7 - 3 2½B BV & Fr Minimum downpayment $750.00.	210x210	Rep.	$24,000 (L) 14,750
LH 171 448	4231 Senoa Drive Kennesaw 8.68	5 - 3 BV & Fr	62x210x200x 233	OP	16,500 (L)
		DOUGLAS COUNTY			
LH 177 213	3999 Creel Drive Lithia Springs	6 - 3 BV & Fr 1½B	197x77x200x80x 222		17,000 (P)

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

November 5, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316/263

TO: ALL BROKERS

SUBJ: VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale. Inclusion of Reference to Veterans' Active Service and Having Been Awarded the Vietnam Service Medal

1. Top priority will be given veterans who have been awarded the Vietnam Service Medal on purchase offers received in connection with the sale of VA owned properties.

2. The Vietnam Service Medal is awarded to all members of the United States Armed Forces serving in Vietnam and contiguous waters or air space, thereover, after July 3, 1965 and before terminal date, when announced. It is only for those veterans who have been awarded the Vietnam Service Medal that this top priority is available.

3. VA Form 26-6705 (March 1968), Block 9 will be utilized to indicate whether or not the prospective purchaser is a Vietnam Service Medal holder. When applicable, the following will be inserted in Block 9 of the VA Form 26-6705: "I have been awarded the Vietnam Service Medal for active duty in Vietnam." This statement should be initialed by the prospective purchaser.

4. Your cooperation in this matter will be appreciated.

THOMAS W. BODKIN
Assistant Loan Guaranty Officer
Loan Guaranty Division

file

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

November 6, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL BROKERS

SUBJ: VA Form 26-6705a
"Agreement to Repair and/or Acceptance by the Purchaser"

1. VA Form 26-6705a, "Agreement to Repair and/or Acceptance by the Purchaser", is a new form which must accompany Form 26-6705, "Credit Statement of Prospective Purchaser and Contract of Sale", on each offer submitted where our listed sale price involves repairs to be accomplished by the VA. The repair program to be undertaken by the VA will be posted in the property on VA Form 26-6705a by our management broker and our sales listing will contain a reference to the posted repair program, delayed because of title, completion of repairs, etc.

2. The repairs designated by the VA and posted in the property must be reproduced by the selling broker on VA Form 26-6705a and attached to all copies of the Offer Form 26-6705 submitted on a "repaired basis". The signature of the prospective purchaser is required on all copies of Form 26-6705a as an acknowledgement that only those repairs specified thereon are the responsibility of the VA and are included as one of the terms of the Contract of Sale. Offers to purchase on the basis of our listed "as is" price do not require the submission of Forms 26-6705a.

3. The list of repairs (Form 26-6705a) as posted in the property will usually be found on the kitchen counter top, secured by masking tape, and is for the information and benefit of all brokers and their prospects. It is not to be removed and we respectfully request your cooperation. A supply of this new form is enclosed.

Sincerely yours,

THOMAS W. BODKIN
Assistant Loan Guaranty Officer
Loan Guaranty Division

AGREEMENT TO REPAIR AND/OR ACCEPTANCE BY PURCHASER

1. PROPERTY ADDRESS	2. DATE
	3. PM NO.

The Veterans Administration agrees to make repairs as listed in Item 4 and subject to conditions and provisions in Items 5 thru 8.

4. ITEMIZED DESCRIPTION OF REPAIRS INCLUDING LABOR AND MATERIALS UNLESS OTHERWISE STATED

CONDITIONS AND PROVISIONS

5. The Veterans Administration makes no warranties or guaranties of any nature whatsoever in connection with the condition of the property or repairs made or to be made.

6. Prior to closing of the sale the purchaser must accept any repairs made by the Veterans Administration and accept the property in its then as repaired condition. If the purchaser refuses to accept the repairs made in accordance with this agreement, the liability of the Veterans Administration will be limited to the return of the earnest money deposit as shown on VA Form 26-6705, Contract of Sale, and on so doing the Contract will become null and void.

7. I understand and agree to the terms of this attachment which is part of my offer to purchase on VA Form 26-6705 dated →	DATE OF PURCHASE OFFER

DATE SIGNED	SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

8. I have inspected the repairs made in accordance with this agreement and they are satisfactory, and I hereby unconditionally accept the property in its present "As is" condition.

DATE SIGNED	SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

★ U. S. GOVERNMENT PRINTING OFFICE : 1968 O - 345-186 (63)

AGREEMENT TO REPAIR AND/OR ACCEPTANCE BY PURCHASER

1. PROPERTY ADDRESS	2. DATE
	3. PM NO.

The Veterans Administration agrees to make repairs as listed in Item 4 and subject to conditions and provisions in Items 5 thru 8.

4. ITEMIZED DESCRIPTION OF REPAIRS INCLUDING LABOR AND MATERIALS UNLESS OTHERWISE STATED

CONDITIONS AND PROVISIONS

5. The Veterans Administration makes no warranties or guaranties of any nature whatsoever in connection with the condition of the property or repairs made or to be made.

6. Prior to closing of the sale the purchaser must accept any repairs made by the Veterans Administration and accept the property in its then as repaired condition. If the purchaser refuses to accept the repairs made in accordance with this agreement, the liability of the Veterans Administration will be limited to the return of the earnest money deposit as shown on VA Form 26-6705, Contract of Sale, and on so doing the Contract will become null and void.

7. I understand and agree to the terms of this attachment which is part of my offer to purchase on VA Form 26-6705 dated ——→	DATE OF PURCHASE OFFER

DATE SIGNED	SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

8. I have inspected the repairs made in accordance with this agreement and they are satisfactory, and I hereby unconditionally accept the property in its present "As is" condition.

DATE SIGNED	SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

★ U. S. GOVERNMENT PRINTING OFFICE : 1968 O - 345-186 (63)

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

November 8, 1968 YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
10-28-68	LH 66 661 GA	2121 Glynnwood Drive	"As Is"
		FULTON COUNTY	
10-28-68	LH 134 754 GA	2168 Addison Rd., N.W. Atlanta	"As Rep."
11-1-68	LH 179 395 GA	1495 McPherson Ave. SE	"As Rep."
		MACON	
10-28-68	LH 80 746 GA	1688 Sherrill Drive	"As Rep."
		DeKALB COUNTY	
10-25-68	LH 176 698 GA	3750 Aldea Drive Decatur	"As Is"
		ELBERTON	
11-1-68	LH 153 107 GA	Hwy 72 Calhoun Falls Hwy	"As Is"
		CLAYTON COUNTY	
11-1-68	LH 180 024 GA	Rt 2, Hwy 138 Riverdale	"As Is"
		COLUMBUS	
11-1-68	LH 140 584 GA	4575 Dawn Court	"As Rep."
		COBB COUNTY	
11-6-68	LH 168 812 GA	1230 Blackwell Road Marietta	"As Is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 11-8-68 [X] ORIGINAL [ ] REVISED

PROPERTY MANAGEMENT NO.: LH 178 433 GA
PM.

2. ADDRESS OF PROPERTY:
127 Fayetteville Road
Decatur, Ga.

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $9,700.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 6

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: Frame

15. TYPE OF HEAT: GFA

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify) None

17. SPECIAL FEATURES OF PROPERTY

REPAIRED LIST PRICE $10,750.00.

"VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."

"VA makes no warranties, expressed or implied, with respect to property sold, whether in its 'As Is' of 'Repaired' condition.

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS [ ] STORES [ ] TRANSPORTATION
BLK.____ MI.____ BLK.____ MI.____ BLK.____ MI.____

20. TYPE OF NEIGHBORHOOD: [ ] GOOD [X] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 150x185x50x181x50

23. APPROXIMATE ANNUAL TAXES: $140.

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $47.

25. DATE ACQUIRED BY VA: -

26. ESTIMATED DATE OF ACQUISITION BY VA: 12-15-68

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	VACANT		

The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

29. NAME AND ADDRESS OF PERSON HAVING KEYS
Duncan Realty Co.
505 Ga. Life Bldg. 66 Luckie St. NW
Atlanta, Ga.

30. SUBMIT PURCHASE OFFER TO
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St. NE
Atlanta, Ga. 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing.

All listings are subject to VA acquiring title.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 22, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

File

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

All listings are subject to VA acquiring title.

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Luckie St., N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS AGCY
2670 Atlanta Street, S.E.
Smyrna, Georgia . . . . . (P)

DeKALB, CLAYTON & COBB COUNTIES

PM--GA

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DeKALB COUNTY			
LH 138 655	2506 Elkhorne Drive Decatur	6 - 3 BV	140x92x124x123		$16,000 (D)
		CLAYTON COUNTY			
SH 4635	102 Kennesaw Drive Forest Park	5 - 3 Fr	70x150		11,500 (M)
		COBB COUNTY			
LH 146 356	112 Panstone Drive Marietta	6 - 3 BV & Fr Repair Program posted in property.	85x142	Rep.	12,500 (L) 13,250

FILE

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

L. G. BULLETIN NO. 248

November 26, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-261

TO : ALL PROGRAM PARTICIPANTS

SUBJ : FEDERALLY ASSISTED CONSTRUCTION CONTRACTS NONDISCRIMINATION IN EMPLOYMENT EXECUTIVE ORDER 11375 AMENDING EXECUTIVE ORDER 11246 VA REGULATIONS 4390 THROUGH 4393

1. Effective October 14, 1968, Executive Order 11375 amended Executive Order 11246 by substituting the term "race, color, religion, sex, or national origin" in place of the term "race, creed, color, or national origin."

2. VA Regulations 4390, 4391, 4392 and 4393 will be amended to conform to the provisions of Executive Order 11375. VA Form 26-421 will also be changed to conform to the provisions of the aforementioned Executive Order.

3. All program participants subject to the provisions of VA Regulations 4390 through 4393 are herewith instructed to modify the equal opportunity clause required by VA Regulation 4392 by substituting the term "race, color, religion, sex, or national origin" for the term "race, creed, color, or national origin."

Sincerely yours,

J. D. SUMMERFORD
Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

11-29-68 File

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: [illegible] monthly [illegible] other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.
All listings are subject to VA acquiring title

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numberals under the property address indicate data VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block, Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance, Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE November 29, 1968

FROM Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER

TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.

All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Luckie St., N.W. Atlanta, Georgia . . . . . (D)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia . . . . . (M)			
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY. 2670 Atlanta Street, S.E. Smyrna, Georgia . . . . . (P)			
		FULTON, DeKALB, CLAYTON AND COBB COUNTIES			
PM--GA		FULTON COUNTY			
LH 146 156	3539 Sherbrooke Way, SW Atlanta 11.68	7 - 3 2B BV & Fr Minimum Downpayment $500.00	120x148x20x 116	OP	$20,800 (M) Rep. 21,600
LH 175 623	988 Welsh St., SE Atlanta	6 - 2 Fr	50x160		11,950 (M) Rep. 12,500
LH 180 032	1356 Lockwood Dr., SW Atlanta 10.68	6 - 2 Fr Financing limited to 20 years.	140x149	OP	Rep. 15,250 (M)
		DeKALB COUNTY			
LH 178 433	127 Fayetteville Rd. Decatur	6 - 2 BV & Fr	150x185x50x 181x50		9,700 (D) Rep. 10,750
LH 138 655	2506 Elkhorne Drive Decatur	6 - 3 BV & Fr	140x92x124x 123		16,000 (D)
		CLAYTON COUNTY			
SH 4635	102 Kennesaw Dr. Forest Park 11.68	5 - 3 Fr	70x150		11,500 (M)
		COBB COUNTY			
LH 146 356	112 Panstone Dr. Marietta	6 - 3 BV & Fr Repair program posted in property.	85x142		12,500 (L) Rep. 13,250

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

December 6, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		BRUNSWICK	
11-19-68	DL 111 353 GA	104 Shangri-La Ave.	"As Is"
11-27-68	LH 146 870 GA	239 Cornwall Street	"As Rep."
		RICHMOND COUNTY - AUGUSTA	
11-22-68	LH 181 118 GA	140-142 McElmurry Drive	"As Is"
		COLUMBUS	
11-26-68	LH 183 449 GA	3802 Califon Drive	"As Is"
12-2-68	SH 3413 GA	5422 Susan Lane	"As Is"
		ALBANY	
12-2-68	LH 135 028 GA	124 Jean Street	"As Is"
		WARNER ROBINS	
12-4-68	LH 154 294 GA	202 Doyle Street	"As Is"

W. A. Walker
W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 6, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200. down, balance payable monthly at 6-3/4 for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE	
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg. 66 Luckie St., N.W. Atlanta, Georgia .....(D)				
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia .....(L)				
		McCORD & REEVES, Inc. 3238 Stewart Avenue Hapeville, Georgia .....(M)				
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY. 2670 Atlanta Street, S.E. Smyrna, Georgia .....(P)				
		DeKALB COUNTY				
PM-GA						
LH 138 655	2506 Elkhorne Drive Decatur	6 - 3 BV Repair program posted in property	140x92x124x123	@P Rep.	$16,000 17,000	(D)
		COBB COUNTY				
LH 180 209	2114 Oland Circle Marietta 1.69	6 - 3 BV 2B (Minimum Downpayment $500.) Repair program posted in property	49x50x185x235x231	Rep.	$21,200 21,700	(L)

VA FORM 26-6719 APR 1965 EXISTING STOCKS OF VA FORM 26-6719, SEPT 1961, WILL BE USED

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

December 13, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS
		DeKALB COUNTY
12-9-68	LH 138 655 GA	2506 Elkhorne Drive "As Is" Decatur
		FULTON COUNTY
12-10-68	LH 146 156 GA	3539 Sherbrooke Way, "As Is" S.W., Atlanta
		METTER
12-11-68	DL 126 777 GA	240 S. Lewis Street "As Is"
		COLUMBUS
12-12-68	LH 148 563 GA	930 Winston Road "As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

file

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

December 20, 1968

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
12-12-68	LH 127 241 GA	5132 Buena Vista Rd.	"As Is"
12-16-68	LH 155 447 GA	45 Patton Drive	"As Rep."
12-17-68	LH 176 823 GA	2314 Ginny Ave.	"As Rep."
		CEDARTOWN	
12-16-68	LH 166 430 GA	Prior Station Rd.	"As Is"
		ROME	
12-17-68	LH 68 699 GA	1 Jones Ave.	"As Is"
		COBB COUNTY	
12-17-68	LH 180 209 GA	2114 Oland Circle	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 20, 1968

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.
All listings are subject to VA acquiring title.

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Lucke St.,N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY.
2670 Atlanta Street, S.E.
Smyrna, Georgia . . . . . (P)

FULTON, DeKALB, CLAYTON & DOUGLAS COUNTIES

PM--GA

FULTON COUNTY

LH 167 795	458 Fairlock Lane, N.W. Atlanta	7 - 3 BV & Fr	65x126x65x119		$14,500 (D)

DeKALB COUNTY

LH 176 915	319 Gordon St. Decatur	5 - 2 Fr	65x100x190x 125x50		9,000 (D)
LH 181 038	2139 Second Ave. SE Decatur	6 - 3 BV	101x255x55x 230	Rep.	13,750 (D) 14,500
		Repair Program posted in property.			
LH 181 611	148 Maxwell St. Decatur	8 - 5 2B BV & Fr	50x221		15,900 (D)

CLAYTON COUNTY

LH 118 825	839 Kennesaw Dr. Forest Park	5½ - 3 1½B Fr	100x110x100x 105	Rep.	12,400 (M) 13,500
		Repair Program listed in property.			

DOUGLAS COUNTY

LH 142 581	Rt. #1 Riley Road Douglasville	4 - 2 Fr	239x407x193x300x 600		6,500 (P)
		"As Is" condition including Utilities			

FILE

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

L. G. BULLETIN NO. 250

December 23, 1968 YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-261

TO : ALL PROGRAM PARTICIPANTS

SUBJ : AMENDMENTS TO LOAN GUARANTY REGULATIONS 4350, 4320 (H) (5) and 4515 TITLE LIMITATIONS

1. VA Regulation 4350 (38 CFR 36.4350) has been amended effective December 4, 1968, to incorporate the conditions and title limitations which VA will consider as not materially affecting the value of residential property. Regulation 4350 and 4320(H) (5) have also been amended to provide that the violation of a racial restrictive covenant, even though such restriction may provide for reversion or forfeiture of title because of such violation, will not render title unacceptable to VA. Attached is Exhibit A-the Regulations as amended.

2. Under the governing law (38 USC 1810 (b) (5) as amended by PL 90-301 effective May 7, 1968) the loan amount cannot exceed the reasonable value established by VA.

3. Regulation 4350(A) sets forth the estate in real property to be acquired by the veteran and provides that title shall be such as is acceptable to informed buyers, title companies, and attorneys generally in the community in which the property is located, except as modified by subparagraph (B). Subparagraph (B) lists those title conditions which will not be objectionable provided that, insofar as they materially affect the value of the property, they are taken into account by the VA in establishing reasonable value. A new subparagraph (C) has been added to Regulation 4350 to incorporate the conditions and title limitations, previously listed in Technical Bulletin 26A-6, which VA will consider as not materially affecting the value of residential property.

4. Although Technical Bulletin 26A-6 was issued for the specific purpose of advising lenders of those conditions which VA will consider as not materially affecting the value of the property, lenders nevertheless have continued to request specific assurance on a case basis that a certain condition does not affect value, despite the fact that the condition is listed in the technical bulletin. We understand that these requests are due primarily to the requirements of secondary investors. We believe that to some extent investors are reluctant to rely on the so-called waiver provisions in Technical Bulletin 26A-6 because of doubt as to their binding effect on VA due to their being published in a technical bulletin rather than in the loan guaranty regulations. Therefore VA has incorporated into Regulation 4350(C) the list of conditions and title limitations now contained

in the technical bulletin in order to reduce the unnecessary correspondence with which the field offices are presently burdened. It is hoped that in the future lenders and investors will confine their requests for waivers to title limitations other than those listed in Regulation 4350(C). In all such cases, waivers must be requested prior to loan closing and submission of VA Form 26-1876 in prior approval cases or VA Form 26-1820 in cases processed on the automatic basis.

5. The other amendments made to VA Regulation 4350 and 4320 concern racial restrictive covenants which include a provision for reversion or forfeiture of title in the event of violation of the covenant. VA Regulations relating to the breach of covenants which provide for reverter contain no exception as to reverter provisions based on racial restrictive covenants. The violation of such provisions is no longer considered a title defect by lenders, title companies and attorneys generally, particularly since the enactment of Title VIII of the Civil Rights Act of 1968 and the United States Supreme Court decision in Jones v. Mayer Company. The amendment relating to the effect of reverter or forfeiture clauses in racial restrictive covenants should not be construed as a recission of the existing Regulations concerning racial restrictive covenants created and filed of record after February 15, 1950. The title to property subject to such restrictions remains unacceptable to VA unless the facts warrant an exemption as provided in the Regulations.

Sincerely yours,

J. J. SUMMERFORD
Loan Guaranty Officer
Loan Guaranty Division

Att.
Exhibit A

4350

(B) Any such property or estate will not fail to comply with the requirements of subparagraph (A) of this paragraph by reason of the following:

(1) Encroachments;

(2) Easements;

(3) Servitudes;

(4) Reservations for water, timber, or sub-surface rights;

(5) Right in any grantor or cotenant in the chain of title, or a successor of either, to purchase for cash, which right by the terms thereof is exercisable only if---

(a) An owner elects to sell,

(b) The option price is not less than the price at which the then owner is willing to sell to another, and

(c) Exercised within 30 days after notice is mailed by registered mail to the address of optionee last known to the then owner of the then owner's election to sell, stating his price and the identity of the proposed vendee;

(6) Building and use restrictions whether or not enforceable by a reverter clause if there has been no breach of the conditions affording a right to an exercise of the reverter;

[(7) Violation of a restriction based on race, color,creed or national origin, whether or not such restriction provides for reversion or forfeiture of title or a lien for liquidated damages in the event of a breach.]

[(8)]Any other covenant, condition, restriction, or limitation approved by the Administrator in the particular case. Such approval shall be a condition precedent to the guaranty or insurance of the loan:

Provided, That the limitations on the quantum or quality of the estate or property that are indicated in this subparagraph, insofar as they may materially affect the value of the property for the purpose for which it is used, are taken into account in the appraisal of reasonable value required by 38 U.S.C. ch.37: And provided further, That, as to home loans guaranteed or insured subsequent to February 15, 1950, the title to any such property or estate shall not be acceptable under VA Regulation 4320(H) if it is subject to restrictions against sale

or occupancy on the ground of race, color, or creed, which have been created and filed of record subsequent to that date, unless such restrictions are void under applicable State law, or an emplyee designated in VA Regulation 4342 determines in a specific case or cases that the objectives of Executive Order 11063 on Equal Opportunity in Housing will be achieved if such restrictions are disregarded for the purposes of determining acceptability of title and the lender making the loan in the specific case or cases is advised of such determination in writing prior to loan closing.

(C) The following limitations on the quantum or quality of the estate or property shall be deemed for the purposes of subparagraph (B) to have been taken into account in the appraisal of residential property and determined by the Administrator as not materially affecting the reasonable value of such property:

(1) Building or Use Restrictions

Provided, (a) no violation exists, (b) the proposed use by a veteran does not pressage a violation of a condition affording a right of reverter, and (c) any right of future modification contained in the building or use restrictions is not exercisable, by its own terms, until at least 10 years following the date of the loan.

(2) Violations of Racial and Creed Restrictions

Violations of a restriction based on race, color, creed or national origin, whether or not such restriction provides for reversion or forfeiture of title or a lien for liquidated damages in the event of a breach.

(3) Violations of Building or Use Restrictions of Record

Violations of building or use restrictions of record which have existed for more than 1 year, are not the subject of pending or threatened litigation, and which do not provide for a reversion or termination of title, or condemnation by municipal authorities, or, a lien for liquidated damages which may be superior to the lien of the guaranteed or insured mortgage.

(4) Easements

(a) Easements for public utilities along one or more of the property lines, provided the exercise of the rights thereof do not interfere with the use of any of the buildings or improvements located on the subject property.

(b) Mutual easements for joint driveways located partly on the subject property and partly on adjoining property, provided the agreement is recorded in the public records.

(c) Easements for underground conduits which are in place and which do not extend under any buildings in the subject property.

(5) Encroachments

(a) On the subject property by improvements on the adjoining property where such encroachments do not exceed one foot within the subject boundaries, provided such encroachments do not touch any buildings or interfere with the use or enjoyment of any building or improvement on the subject property.

(b) By hedges or removable fences belonging to subject or adjoining property.

(c) Not exceeding one foot on adjoining property by driveways belonging to subject property, provided there exists a clearance of at least eight feet between the buildings on the subject property and the property line affected by the encroachment.

(6) Variations of Lot Lines

Variations between the length of the subject property lines as shown on the plot plan or other exhibits submitted to VA and as shown by the record or possession lines, provided such variations do not interfere with the current use of any of the improvements on the subject property and do not involve a deficiency of more than 2 percent with respect to the length of the front line or more than 5 percent with respect to the length of any other line.]

4320(H)

(5) Each conveyance or transfer of real property to the Administrator pursuant to this paragraph shall be acceptable if the holder thereby convenants or warrants against the acts of himself and those claiming under him (e.g., by special warranty deed) and if it vests in the Administrator or will entitle him to such title as is or would be acceptable to prudent lending institutions, informed buyers, title companies, and attorneys, generally, in the community in which the property is situated: Provided, That, as to home loans guaranteed or insured subsequent to February 15, 1950, any title which is subject to restrictions against sale or occupancy on the ground of race, color, or creed, which have been created and filed of record subsequent to that date shall not be acceptable under this paragraph, unless such restrictions are void under applicable State law, or an employee designated in VA Regulation 4342 determines in a specific case or cases that the objectives of Executive Order 11063 on Equal Opportunity in Housing will be achieved if such restrictions are disregarded for the purposes of determining acceptability of title and the lender making the loan in the specific case or cases is advised of such determination in writing prior to loan closing. Any title so acceptable will not be unacceptable to the Administrator by reason of any of the limitations on the quantum or quality of the property or title stated in VA Regulation 4350(B): Provided, That

(a) At the time of the conveyance or transfer to the Administrator there has been no breach of any conditions affording a right to the exercise of any reverter, [except that title will not be unacceptable to the Administrator by reason of a violation of a restriction based on race, color, creed, or national origin, whether or not such restriction provides for reversion or forfeiture of title or a lien for liquidated damages in the event of a breach.]

(b) With respect to any such limitations which came into existence subsequent to the making of the loan, full compliance was had with the requirements of VA Regulation 4324. The acceptability of a conveyance or transfer pursuant to the requirements of this subparagraph will be established by delivery to the Administrator of any of the following evidences of title issued by an institution or person satisfactory to the Administrator, in form satisfactory to him, showing that title to the property of the quality specified in this subparagraph is or will be vested in the Administrator:

1. A title policy insuring the Administrator in an amount approximately equal to the consideration for the property, or a commitment therefor; or

2. A certificate of record title; or

3. An abstract of title accompanied by a legal opinion as to the quality of such title of record; or

4320(H) Con.

4. A Torrens or similar title certificate; or

5. Such other evidence of title as the Administrator may approve.

In lieu of such title evidence, the Administrator will accept a conveyance or transfer with general warranty with respect to the title from a holder described in 38 U.S.C. 1802 (d) or from a holder of financial responsibility satisfactory to the Administrator. In any case where the holder does not deliver evidence of title of the character specified in this subdivision, the holder to aid the Administrator in his determination of acceptability of title shall without expense to the Administrator furnish such evidence of title, including survey, if any, as may have been obtained by the holder incident to the making of the loan or attendant to the foreclosure.

(B) Any such property or estate will not fail to comply with the requirements in subparagraph (A) of this paragraph by reason of the following:

(1) Encroachments;

(2) Easements;

(3) Servitudes;

(4) Reservations for water, timber, or subsurface rights;

(5) Right in any grantor or cotenant in the chain of title, or a successor of either, to purchase for cash, which right by the terms thereof is exercisable only if--

(a) An owner elects to sell,

(b) The option price is not less than the price at which the then owner is willing to sell to another, and

(c) Exercised within 30 days after notice is mailed by registered mail to the address of optionee last known to the then owner, of the then owner's election to sell, stating his price and the identity of the proposed vendee.

(6) Building and use restrictions whether or not enforceable by a reverter clause if there has been no breach of the conditions affording a right to an exercise of the reverter.

[(7) Violation of a restriction based on race, color, creed or national origin, whether or not such restriction provides for reversion or forfeiture of title or a lien for liquidated damages in the event of a breach.]

[(8)] Any other covenant, condition, restriction, or limitation approved by VA in the particular case.

The limitations on the quantum or quality of the estate or property that are indicated in this subparagraph, insofar as they may materially affect the value of the property for the purpose for which it is used, shall be taken into account in the appraisal of reasonable value.

File

VETERANS ADMINISTRATION

REGIONAL OFFICE

730 PEACHTREE STREET, N.E.

ATLANTA, GEORGIA 30308

January 3, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO:

316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COBB COUNTY	
12-23-68	LH 146 356 GA	112 Panstone Drive Marietta	"As Is"
		COLUMBUS	
12-24-68	LH 171 848 GA	2934 Christine Road	"As Rep."
12-26-68	LH 162 205 GA	3030 Clay Street	"As Is"
		WARNER ROBINS	
12-24-68	LH 72 287 GA	246 Meadowdale Ave.	"As Is"
12-24-68	LH 180 369 GA	207 Ward Street	"As Is"
		BRUNSWICK	
12-24-68	LH 122 915 GA	2304 Woodland Way	"As Is"
12-24-68	DV 4150 GA	17 Windsor Circle	"As Rep."

E. C. Abrams

E. C. ABRAMS, Acting Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 1-3-69 [ ] ORIGINAL [X] REVISED

PROPERTY MANAGEMENT NO. FM.: LH 167 795 GA

2. ADDRESS OF PROPERTY: 458 Fairlock Lane, N.W.
Atlanta, Georgia

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $14,500.00 **

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 7

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: Frame & BV Front

15. TYPE OF HEAT: GWF

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify) none

17. SPECIAL FEATURES OF PROPERTY: ** REPAIRED PRICE $15,500.00 Repair Program posted in property.

"VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."

"VA makes no warranties, expressed or implied, with respect to property sold, whether in its 'As Is' or 'Repaired' condition."

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS [ ] STORES [ ] TRANSPORTATION
BLK.____ MI.____ BLK.____ MI.____ BLK.____ MI.____

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 65x126x65x119

23. APPROXIMATE ANNUAL TAXES: $200.

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $60.

25. DATE ACQUIRED BY VA: -

26. ESTIMATED DATE OF ACQUISITION BY VA: 2-3-69

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Vacant		

The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

29. NAME AND ADDRESS OF PERSON HAVING KEYS:
Duncan Realty Company
66 Luckie St., N.W.
505 Ga. Life Bldg.
Atlanta, Ga. 30303

30. SUBMIT PURCHASE OFFER TO:
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree Street, N.W.
Atlanta, Ga. 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing.

All listings are subject to VA acquiring title.

FILE

VETERANS ADMINISTRATION

REGIONAL OFFICE

730 PEACHTREE STREET, N.E.

ATLANTA, GEORGIA 30308

January 10, 1969

YOUR FILE REFERENCE:

TO: ALL SALES AND MANAGEMENT BROKERS

IN REPLY REFER TO: 316-264

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		AUGUSTA	
1-2-69	LH 174 458 GA	3316 Davant St.	"As Rep."
1-7-69	LH 167 669 GA	613 Aiken St.	"As Is"
		COLUMBUS	
1-8-69	LH 174 235 GA	1102 Calvin Ave.	"As Rep."
		ROME	
1-8-69	PM DL 115 268 GA	100 Clifford St.	"As Rep."
		DOUGLAS COUNTY	
1-8-69	LH 142 581	Rt. #1, Riley Road Douglasville	"As Is" ALL CASH
		DALLAS	
1-8-69	SH 4590 GA	Winndale Road	"As Is"

E. C. Abrams

E. C. ABRAMS, Acting Chief,
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

January 17, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
1-14-69	LH 177 420 GA	2321 Eighth Street	"As Rep."
1-15-69	SH 4869 GA	4820 Teresa Street	"As Is"
		CLAYTON COUNTY	
1-13-69	LH 118 825 GA	839 Kennesaw Ave. Forest Park	"As Is"
		BRUNSWICK	
1-13-69	LH 146 740 GA	1310 Albemarle Street	"As Is"

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 17, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200.' down, balance payable monthly at 6-3/4 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Luckie St., N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY.
2670 Atlanta Street, N.E.
Smyrna, Georgia . . . . . (P)

PM--GA

FULTON & DeKALB COUNTIES

FULTON COUNTY

LH 178 039	2757 Veltre Place, S.W. Atlanta	7 - 3 BV & Fr 2B Downpayment $1,000.00.	80x293x80x 295		$26,500 (D)

DeKALB COUNTY

LH 181 611	148 Maxwell St. Decatur	8 - 5 2B BV & Fr Repair Program Posted in the Property.	50x221	Rep.	15,900 (D) 16,800

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 24, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD File

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200.00 down, balance payable monthly at 6-3/4% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Luckie St., NW Atlanta, Georgia . . . . . (D)			
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)			
		McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia . . . . . (M)			
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY. 2670 Atlanta Street, N.W. Smyrna, Georgia . . . . . (P)			
		FULTON, DeKALB & CLAYTON COUNTIES			
PM--GA		FULTON COUNTY			
LH 185 181	2131 Rochelle Way College Park	7 - 4 1½B H. Stone & Fr Downpayment $750.00	85x130 Cent. A/C		$20,250 (M)
		DeKALB COUNTY			
LH 178 462	203 Leyden Street Decatur	5 - 3 BV	61x178x93x181		$15,500 (D)
		CLAYTON COUNTY			
LH 119 576	4559 Conrad Ave (Was 27 Conrad Ave) Forest Park	4 - 2 Fr & Alum Siding Repair program posted in property	50x150	Rep.	6,500 (M) 8,000
LH 153 004	178 Rock Springs St. Forest Park	5 - 3 BV Repair program posted in property	70x220	Rep.	12,000 (M) 13,500
LH 170 951	5231 Lyndale Circle Forest Park	6 - 3 Fr BV Front Repair program posted in property	70x150	Rep.	11,300 (M) 11,750

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

L. G. BULLETIN NO. 251

January 27, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-262

TO: ALL PROGRAM PARTICIPANTS

SUBJ: Increase in maximum interest rate chargeable on GI Loans

1. VA Regulation 36.4311(A) has been amended, effective January 24, 1969 to permit an interest rate of 7-1/2 per centum per annum on GI loans made on or after that date. In respect to loans in process, i.e., loan applications submitted to VA showing an interest rate not in excess of 6-3/4 percent, on some of which commitments are outstanding but the loans have not been closed, the following will apply:

a. The increased interest rate may be charged on any loan in respect to which the loan application shows an interest rate not in excess of 6-3/4 percent, regardless of whether a Certificate of Commitment (VA Form 26-1866A) has or has not been issued unless the charging of the increased rate would involve a breach of a prior commitment by the lender to make the loan to the veteran at a lesser rate. However, in every case in which the increased rate is charged the lender must obtain and submit to the VA with its Certificate of Disbursement (VA Form 26-1876) a statement executed by the veteran reading as follows:

"I understand and agree that the interest rate on my loan has been raised from 6-3/4 percent to 7-1/2 percent and that the amount of the monthly payment on my loan for interest and principal will be increased by $_____."

Signed_____
(Veteran borrower)

This statement executed by the veteran will be required before the evidence of guaranty will be issued regardless of any prior statements executed by the veteran concerning an increase in interest rate.

2. Loans closed on the automatic (non-prior approval) basis by "supervised" lenders on or after the effective date of the regulation may also bear interest at the rate of 7-1/2 per centum per annum if the

charging of such rate does not involve a breach of any prior commitment of the lender to the borrower. In those cases in which the lender, prior to the effective date of the amendment to VA Regulation 36.4311(A), had approved the veteran's application for a loan, the statement prescribed in Paragraph 1 hereof will be required to be submitted with the Loan Report (VA Form 26-1820).

3. It is the responsibility of lenders to satisfy themselves that a loan made at the new maximum rate is legally permissible under state law. So far as VA is concerned, the loan will be guaranteed if the interest rate to be charged is not in excess of the new maximum rate, assuming it is otherwise eligible for guaranty.

Sincerely yours,

J. J. SUMMERFORD
Loan Guaranty Officer

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

1-31-69 File

FROM	Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER		TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: [illegible] monthly [illegible] other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Forms 26-6703 (Instructions to VA Sales Brokers) and VA Form 26-6705 (Credit Statement and Offer of Prospective Purchaser), on which latter form all offers must be submitted. This listing cancels all previous listings.
All listings are subject to VA acquiring title

PM. NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numberals under the property address indicate data VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block, Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance, Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent received after February 15, 1968 will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 31, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 7-1/2% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
	DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Luckie St., NW Atlanta, Georgia . . . . . (D)				
	A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia . . . . . (L)				
	McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia . . . . . (M)				
	POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY. 2670 Atlanta Street, N.E. Smyrna, Georgia . . . . . (P)				
	FULTON, DeKALB & CLAYTON COUNTIES				
PM--GA	**FULTON COUNTY**				
LH 147 437	280 Howell Dr. Was 95 Fairburn Rd. SW Fr Atlanta	5 - 2 BV & Fr	160x283		$10,800 (D)
LH 167 795	458 Fairlock Lane NW Atlanta	7 - 3 BV & Fr	65x126x65x 119	OP Rep.	14,500 (D) 15,500
	Repair program posted in property				
LH 178 039	2753 Veltre Pl. SW Atlanta	7 - 3 2B BV & Fr	80x295		26,500 (D)
	Minimum downpayment $1,000.00.				
LH 180 032	1356 Lockwood Dr., SW Atlanta 10.68	6 - 2 FR	140x149	OP Rep.	15,250 (M)
	Financing limited to 20 Years.				
LH 185 181	2131 Rochelle Way College Park	6 - 3 Stone & Fr	85x130		20,250 (M)
	Minimum downpayment $750.00				
	DeKALB COUNTY				
LH 176 915	319 Gordon St. Decatur	5 - 2 Fr	65x100x190x 50x125x50		9,000 (D)
LH 178 433	127 Fayetteville Rd. Decatur 12.68	6 - 2 BV & Fr	150x185x50x 181x50	Rep.	10,750 (D)
LH 178 462	203 Leyden St. Decatur	5 - 3 BV & Fr	61x178x93x 181		15,500 (D)
LH 181 038	2139 Second Ave. Decatur	6 - 3 BV & Fr	101x255x55x 230	Rep.	13,750 (D) 14,500
	Repair program posted in property				
LH 181 611	148 Maxwell St. Decatur	8 - 5 2B BV & Fr	50x221	Rep.	15,900 (D) 16.800
	Repair program posted in property				

Continued on Page #2

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 31, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200, down, balance payable monthly at 7-1/2%, for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2		CLAYTON COUNTY		Continued	
PM--GA					
LH 119 576	27 Conrad Ave.	4 - 2	50x150		$ 6,500 (D)
	Foreat Park	Fr		Rep.	8,000
		Repair program posted in property			
LH 153 004	178 Rock Spring St.	5 - 3	70x220		12,000 (M)
	Forest Park	BV		Rep.	13,500
		Repair program posted in property			
LH 170 951	5231 Lyndale Circle	6 - 3	70x150		11,300 (M)
	Forest Park	BV & Fr		Rep.	11,750
		Repair program posted in property			

file

VETERANS ADMINISTRATION

REGIONAL OFFICE

730 PEACHTREE STREET, N.E.

ATLANTA, GEORGIA 30308

February 7, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		SAVANNAH	
1-23-69	LH 83 709 GA	7 Hughes Road	"As Rep."
		CLAYTON COUNTY	
1-24-69	SH 4635 GA	102 Kennesaw Dr. Forest Park	"As Is"
		FULTON COUNTY	
1-24-69	LH 175 623 GA	988 Welch St.,SE Atlanta	"As Is"
1-27-69	LH 167 795 GA	458 Fairlock Lane, NW "	"As Is"
		DeKALB COUNTY	
2-5-69	LH 181 038 GA	2139 2nd Ave., Decatur	"As Rep."
		WARNER ROBINS	
1-27-69	LH 112 568 GA	317 McArthur Blvd.	"As Is"
		ROSSVILLE	
1-27-69	LH 54 294 GA	5 Mary Street	"As Is"
		COLUMBUS	
1-30-69	LH 138 243 GA	3232 Urban Ave.	"As Is"
2-3-69	SH 3554 GA	323 Tennant Ave.	"As Rep."
2-3-69	LH 162 145 GA	1009 Brooks Road	"As Is"
		DUBLIN	
1-29-69	DV 2935 GA	Rt. #2 Buckeye Road	"As Is"
		ALBANY	
1-29-69	LH 135 801 GA	106 Owens Ave.	"As Rep."
1-31-69	LH 137 720 GA	119 Beverly St.	"As Is"
2-3-69	LH 129 929 GA	915 Eleventh St.	"As Rep."
2-5-69	LH 133 347 GA	122 Ann St.	"As Is"
		VALDOSTA	
1-28-69	LH 169 153 BA	806 E. Wilson Ave.	"As Rep."

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 7, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. down, balance payable monthly at 7-1/2 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Luckie St., NW
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

McCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, Georgia . . . . . (M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY.
2670 Atlanta Street, N.E.
Smyrna, Georgia . . . . . (P)

FULTON & COBB COUNTIES

PM--GA

FULTON COUNTY

LH 146 156	3539 Sherbrooke Way, SW Atlanta 11.68	7 - 3 2B BV & Fr	120x148x20x 116	Rep.	$20,800 (M) 21,600
		Minimum downpayment $500.00.			
LH 168 752	33-B Spring Lane, N.W. Atlanta	8 - 4 2B Fr & BV Front	47.5x140.4		14,500 (D)

COBB COUNTY

LH 144 771	117 Ridge Drive Mableton	6 - 3 1½B BV	95x192x104x 192	Rep.	16,200 (P) 16,800
		Repair Program posted in property.			

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308
February 20, 1969

YOUR FILE REFERENCE:

TO: ALL SALES AND MANAGEMENT BROKERS

IN REPLY REFER TO: 316-264

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
2-13-69	LH 173 719 GA	5704 Tappan Street	"As Is"
2-14-69	LH 140 584 GA	4575 Dawn Court	"As Is"
		RICHMOND & COLUMBIA COUNTIES	
2-13-69	SH 3077 GA	3633 Lakeshore Dr. Martinez	"As Rep."
		COBB COUNTY	
2-17-69	LH 144 771 GA	117 Ridge Drive Mableton	"As Is"
		WARNER ROBINS	
2-17-69	LH 177 457 GA	206 Ruzzelle Street	"As Is"

W. A. Walker

W. A. WALKER, Chief,
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 20, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. down, balance payable monthly at 7-1/2% for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Luckie St.,NW Atlanta, Georgia			(D)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		McCORD & REEVES, Inc. 3238 Stewart Ave. Hapeville, Georgia			(M)
		POSTON GUTHRIE & FOWLER RLTY & INS AGCY INC 2670 Atlanta Street, N.E. Smyrna, Georgia			(P)
PM--GA		DeKALB & CLAYTON COUNTIES			
		DeKALB COUNTY			
LH 159 716	2233 Stone Countain Rd. Chamblee	5½ - 3 BV & Fr	70x120x99x 190		$15,000 (D)
LH 168 293	1421 Oakview Rd. NE Atlanta	5 - 3 Fr	55x144x50x 190		9,000 (D)
LH 182 447	2792 Memorial Dr. SE Atlanta	7 - 4 Fr	100x180		13,000 (D)
LH 187 827	4168 Indian Forest Rd. Stone Mountain	7 - 3 2½B BV & Fr 2 Stories	80x249		22,000 (D)
		Minimum downpayment $1,000.00.			
		CLAYTON COUNTY			
LH 152 634	5220 Kingswood Circle College Park	6 - 3 BV 1½B	75x151x100x 140	Rep.	13,500 (M) 14,000
		Repair program posted in property.			

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

File

FROM	Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD 2/28/69
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER		TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: [illegible] s. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete clock, Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's [illegible] policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 28, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. down, balance payable monthly at 7-1/2 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Luckie St., N.W. Atlanta, Georgia			(D)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		McCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia			(M)
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY 2670 Atlanta Street, N.E. Smyrna, Georgia			(P)
PM--GA		FULTON, DeKALB & CLAYTON COUNTIES			
		FULTON COUNTY			
LH 146 156	3539 Sherbrooke Way, SW Atlanta 11.68	7 - 3 2B BV & Fr Downpayment $500.00.	120x148x20x 116	OP Rep.	$20,800 (M) 21,600
LH 147 437	280 Howell Dr. Was 95 Fairburn Rd.SW Atlanta	5 - 2 Fr Repair program listed in property.	160x283	OP Rep.	10,800 (D) 12,500
LH 168 752	33-B Spring Lane N.E. Atlanta 2.69	8 - 4 2B BV & Fr	47x140		14,500 (D)
LH 178 039	2753 Veltre Pl. SW Atlanta	7 - 3 2B BV & Fr Minimum downpayment $1,000.00. Repair program listed in property.	80x295	OP Rep.	26,500 (D) 27,500
LH 180 032	1356 Lockwood Dr. SW Atlanta 10.68	6 - 2 Fr Financing limited to 20 Years.	140x149	OP Rep.	15,250 (M)
LH 185 181	2131 Rochelle Way College Park 2.69	6 - 3 Stone & Fr Minimum downpayment $750.00.	85x130		20,250 (M)
		DeKALB COUNTY			
LH 159 595	1488 Alverado Way Decatur	6 - 3 1½B BV	75x150	OP	14,200 (D)
LH 159 716	2233 Stone Mountain Rd. Chamblee	5½ - 3 BV & Fr	70x120x99x 190		15,000 (D)
LH 168 293	1421 Oak View Rd., NE Atlanta	5 - 3 Fr	55x144x50x 170		9,000 (D)
LH 176 915	319 Gordon St. Decatur 2.69	5 - 2 Fr Repair program listed in property.	65x100x190x 50x125x50	OP Rep.	9,000 (D) 10,200

Continued on Page #2

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 28, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2 Continued		**DeKALB COUNTY**			
LH 178 433	127 Fayetteville Rd. Decatur 12.68	6 - 2 BV & Fr	150x185x50x OP 181x50	Rep.	$10,750 (D)
LH 178 462	203 Leyden St. Decatur 2.69	5 - 3 BV & Fr	61x178x93x 181	Rep.	15,500 (D) 16,200
		Repair program posted in property.			
LH 178 797	319 4th Ave. Decatur	6 - 2 Fr	50x190		10,300 (D)
LH 181 611	148 Maxwell St. Decatur	8 - 5 2B BV & Fr	50x221 OP	Rep.	15,900 (D) 16,800
		Repair program posted in property.			
LH 181 827	4168 Indian Forest Rd. Stone Mountain	7 - 3 2½B BV & Fr	80x249		22,000 (D)
		Minimum downpayment $1,000.00.			
LH 182 447	2792 Memorial Dr., SE Atlanta	7 - 4 Fr	100x180		13,000 (D)
		CLAYTON COUNTY			
LH 119 576	27 Conrad Ave. Forest Park	4 - 2 Fr	50x150	Rep.	$ 6,500 (M) 8,000
		Repair program posted in property.			
LH 152 634	5220 Kingwood Cir. College Park	6 - 3 1½B BV & Fr	75x151x100x 140	Rep.	13,500 (M) 14,000
		Repair program posted in property.			

File

VETERANS ADMINISTRATION

REGIONAL OFFICE

730 PEACHTREE STREET, N.E.

ATLANTA, GEORGIA 30308

March 7, 1969

YOUR FILE REFERENCE: 316-264

IN REPLY REFER TO:

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER		ADDRESS	
		ALBANY, GA.		
3/3/69	LH 151 458 GA		126 Jean St.	"As Is"
3/4/69	LH 134 091 GA		103 Martha St.	"As Is"
		BRUNSWICK, GA.		
2/26/69	LH 144 275 GA		106 Saxon St.	"As Is"
3/4/69	LH 162 042 GA		2533 Woodland Way	"As Is"
		AUGUSTA, GA		
2/17/69	LH 71 478 GA		1708 Susan Cir.	"As Rep"
2/26/69	LH 174 464 GA		3008 Abelia Dr.	"As Rep"
		GAINESVILLE		
2/20/69	LH 176 162 GA		Route #7, Cochran Dr.	"As Is"
		SAVANNAH, GA		
2/19/69	LH 141 559 GA		1816 East DeRenne Ave.	"As Is"
		FULTON COUNTY		
2/25/69	LH 146 156 GA	Atlanta	3539 Sherbrook Way S.W.	"As Is"
3/5/69	LH 147 437 GA	Atlanta	280 Howell Drive	"As Rep"
		CLAYTON COUNTY		

Continued

Approval Letter
March 7, 1969

CLAYTON COUNTY

2/19/69	LH 170 951 GA	5231 Lyndale Cir. Forest Park, Ga.	"As Rep"

DEKALB COUNTY

3/3/69	LH 159 595 GA	1488 Alvaredo Way Decatur	"As Is"

W A Walker
W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 7, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 % down, balance payable monthly at 7-1/2 % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		DUNCAN REALTY COMPANY 505 Ga. Life Bldg., 66 Luckie St. N.W. Atlanta, Georgia			(D)
		A. D. LITTLE AGENCY 19 Atlanta Street Marietta, Georgia			(L)
		MCCORD & REEVES, INC. 3238 Stewart Avenue Hapeville, Georgia			(M)
		POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY 2670 Atlanta Street, N.E. Smyrna, Georgia			(P)
PM- GA		FULTON, DEKALB & CLAYTON COUNTIES			
		FULTON COUNTY			
LH 181 960	1268 Shore Drive S.W.	6 - 2 2B BV & Fr	80x250	$ 22,900	(D)
		Terms: Downpayment $750.00			
		DEKALB COUNTY			
LH 168 293	1421 Oakview Road, N.E.	5 - 3 Fr	55x144x50x 170	9,000 Rep. 9,750	(D)
		Repair program posted in property.			
LH 180 808	2691 Pharr Road, N.E.	5 - 2 Fr	52x175x51x 175	12,500	(D)
		COBB COUNTY			
LH 165 996	1991 Twelve Oaks Circle Kennesaw, Ga.	6 - 3 BV 1½B	80x150	16,000 Rep. 16,750	(L)
		Repair program posted in property. Terms: Downpayment $500.00			

FILE

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

March 14, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS, GA	
3/10/69	LH 121 699 GA	1000 Piedmont St.	Repaired
		DEKALB COUNTY	
3/10/69	LH 168 293 GA	1421 Oakview Rd. N.E. Decatur, Ga.	"As Is"
3/10/69	LH 176 915 GA	319 Gordon Street Decatur, Georgia	Repaired
		SAVANNAH, GA.	
3/10/69	LH 137 708 GA	413 West 64th St.	"As Is"
3/10/69	LH 837 09 GA	7 Hughes Road	"As Is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property
Management Section

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 14, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms$200% down, balance payable monthly at 7½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Ga. Life Bldg., 66 Luckie St. N.W.
Atlanta, Georgia ..... (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia .....(L)

MCCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia .....(M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY
2670 Atlanta St. N.E.
Smyrna, Georgia ..... (P)

PM-GA

FULTON & DEKALB COUNTY

LH 168 752 GA 33-B Spring Lane N.W. 8 - 4 47x140 $14,500. (D)
2.69 2B BV&Fr. Rep. 15,750.
Atlanta Repair program posted in property

DEKALB COUNTY

LH 180 808 GA 2691 Pharr Rd. N.E. 5 - 2 52x175 12,500. (D)
Fr. Rep. 13,000.
Repair program posted in property

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

March 21, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316(264)

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS, GA	
3-13-69	LH 158 623	4945 Wilcox Way	Repaired
3-14-69	LH 148 265	3116 Wise St.	"As Is"
3-17-69	LH 144 247	2484 Wise St.	"As Is"
3-18-69	LH 181 245	741 Asa Drive	"As Is"
3-19-69	SH 4263	1242 Chalbena Ave.	"As Is"
		HOUSTON COUNTY - WARNER ROBINS	
3-13-69	LH 143 742	403 Alaska Way	"As Is"
		AUGUSTA, GA	
3-13-69	LH 66 482	2923 Abelia Dr.	"All Cash" "As Is"
		ST. MARYS, GA	
3-14-69	DL 149 629	305 Ready St.	Repaired
		CLAYTON COUNTY	
3-17-69	LH 152 634	5220 Kingwood Circle College Park	Repaired
		AMERICUS, GA	
3-18-69	SH 2864	536 Oak St.	"As Is" All Cash
		DEKALB COUNTY	
3-20-69	LH 159 716	2233 Stone Mountain Rd. Chamblee	"As Is"

W. A. Walker

W. A. WALKER
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 21, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J.J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 Georgia Life Bldg., 66 Luckie St. N.W.
Atlanta, Georgia . . . . . (D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia . . . . . (L)

MCCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Ga. . . . . (M)

POSTON, GUTHRIE & FOWLER REALTY & INS. AGCY.
2670 Atlanta Street, N.E.
Smyrna, Ga. . . . . (P)

PM-GA — FULTON COUNTY

LH 167 028	1668 West Haven Dr. S.W. Atlanta	6 - 2 & Den Fr&BV	50 x 175		$15,500. (D)
LH 177 639	1009 Ada Ave. Atlanta	2 Houses on this lot Main dwelling 6 - 3 Rental cottage 4 - 2 Frame&Asb. Siding 1B each	237x100x101x113x199x100		$11,650(D)
LH 182 742	990 Lynhurst Dr. S.W. Atlanta	7- 3 BV&FR 2B	113x549x103x549		$21,600 (D)
LH 183 483	1347 Richland Rd. S.W. Atlanta	7 - 2 & Den Frame	54x145x55x145		$14,000(D)

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

April 4, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316(264)

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		BRUNSWICK, GA	
3-25-69	LH 121 278	2210 Woodland Way	"As Is"
		COLUMBUS, GA	
3-27-69	LH 183 988	5733 Memphis St.	"As Rep"
		AUGUSTA, GA	
3-27-69	LH 178 779	Route 6, 430 Winn Dr.	"As Rep"
4-2-69	LH 177 867	5 Booker St. Grovetown	"As Is"
4-3-69	LH 144 615	1802 Warren Court	"As Is"
		SUMMERVILLE, GA	
3-27-69	DV 1477	26 W. Sixth St.	"As Is"
		DEKALB COUNTY	
3-28-69	LH 181 827	4168 Indian Forest Rd. Stone Mountain	"As Is"
4-1-69	LH 182 447	2792 Memorial Dr., SE Atlanta	"As Is"
		COLUMBUS, GA	
4-2-69	LH 140 584	4575 Dawn Court	"As Is"
		LAKELAND, GA	
4-3-69	LH 159 044	322 S. Oak St.	"As Rep"

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 4, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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	DUNCAN REALTY COMPANY 505 Georgia Life Bldg., 66 Luckie St., NW Atlanta, GA ..... (D)				
	A. D. LITTLE AGENCY 19 Atlanta St. Marietta, GA ..... (L)				
	McCORD & REEVES, INC. 3238 Stewart Ave. Hapeville, GA. ..... (M)				
	POSTON, GUTHRIE & FOWLER REALTY & INS. AGENCY 2670 Atlanta St., NE Smyrna, GA. ..... (P)				
PM-GA	FULTON COUNTY				
LH 169 012	17 Johnson Road, NW Atlanta	7 - 3 Frame	50x210x50x239		$11,950.00 (D)
	FINANCING LIMITED TO 25 YEARS				
LH 182 742	990 Lynhurst Dr., SW Atlanta EV	7 - 3 2B O.P.	113x549x103x 549	Rep	21,600.00 (D) 22,700.00
	DOWN PAYMENT $750.00				
LH 183 483	1347 Richland Rd., SW Atlanta	7 - 2 & den Frame O.P.	54x145x55x 145	Rep	14,000.00 (D) 14,750.00
	CLAYTON COUNTY				
LH 169 119	7472 Ovis Lane Riverdale BV	5½ x 3	120x158x35x 149	Rep	13,500.00 (M) 14,000.00
	Repair program posted in property				
LH 176 517	584 Valley Hill Rd. Riverdale	5 x 3 Fr & Alum. siding	85x137x50x 110x52	Rep	12,500.00 (M) 13,500.00
	Repair program posted in property				
	GWINNETT COUNTY				
LH 168 420	4505 Bruce St. Doraville,	5 -3 Frame	65x200x60x182		10,200.00 (D)

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

April 11, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO:
316(264)

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		ATLANTA, GA	
4-8-69	LH 182 742	990 Lynhurst Dr., SW Atlanta, GA	"As Is"
		CEDARTOWN, GA	
4-8-69	LH 166 430	430 Prior Station Rd.	"As Is"
		COLUMBUS, GA	
4-9-69	LH 177 420	2321 Eighth St.	"As Is"
4-9-69	LH 175 570	2644 Nassau Circle	"As Is"
		AUGUSTA, GA	
4-9-69	LH 141 988	2014 Westfield Dr.	"As Is"

Wawalker
W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: [ ] ORIGINAL [X] REVISED

PROPERTY MANAGEMENT NO.: PM. LH 180 032 GA

2. ADDRESS OF PROPERTY: 1356 Lockwood Dr., SW, Atlanta, GA 30311

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $15,250.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [XX] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 6

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 2 plus family room

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: Frame-Asbestos Siding

15. TYPE OF HEAT: GFWA

16. GARAGE FOR (Check): [XX] ONE CAR [ ] TWO CARS [ ] OTHER (Specify)

17. SPECIAL FEATURES OF PROPERTY

* REPAIRED - TERMS: $200.00 down - 7-1/2% interest - 30 Years.

VA Properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS BLK.___ MI.___ [ ] STORES BLK.___ MI.___ [ ] TRANSPORTATION BLK.___ MI.___

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 150x149

23. APPROXIMATE ANNUAL TAXES: $280.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $51.00

25. DATE ACQUIRED BY VA: October 11, 1968

26. ESTIMATED DATE OF ACQUISITION BY VA: -

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	VACANT		

The best qualified offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

29. NAME AND ADDRESS OF PERSON HAVING KEYS:
McCord & Reeves, Inc.
3238 Stewart Ave.
Hapeville, GA 30354

30. SUBMIT PURCHASE OFFER TO:
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, GA 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing. All listings are subject to VA acquiring title.

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: ☐ ORIGINAL ☐ REVISED

PROPERTY MANAGEMENT NO. PM. LH 169 012

2. ADDRESS OF PROPERTY: 17 Johnson Road, NW, Atlanta, GA

3. PROPERTY IS: ☐ OCCUPIED ☒ VACANT

4. LIST PRICE "AS IS": $11,950.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: ☐ ROW ☐ SEMI-DETACHED ☒ DETACHED

7. UTILITIES CONNECTED: ☒ WATER ☒ GAS ☒ ELECTRICITY

8. BASEMENT: ☐ YES ☒ NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 7

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: Frame

15. TYPE OF HEAT: GSH

16. GARAGE FOR (Check): ☐ ONE CAR ☐ TWO CARS ☒ OTHER (Specify) None

17. SPECIAL FEATURES OF PROPERTY

REPAIRED LIST PRICE $12,750.00 Repair program posted in property.

VA Properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

VA makes no warranties, expressed or implied, with respect to property sold, whether in its"As Is" or "Repaired" condition.

TERMS: $200.00 - 7½% Interest - Financing limited to 25 years.

18. STREET IMPROVEMENTS: ☒ STREETS PAVED ☐ SIDEWALKS

19. CONVENIENCES (Distance from property): ☐ SCHOOLS N/A ☐ STORES ☐ TRANSPORTATION

BLK.____ MI.____ BLK.____ MI.____ BLK.____ MI.____

20. TYPE OF NEIGHBORHOOD: ☐ GOOD ☒ FAIR ☐ POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 50x210x50x239

23. APPROXIMATE ANNUAL TAXES: 175

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $37.00

25. DATE ACQUIRED BY VA:

26. ESTIMATED DATE OF ACQUISITION BY VA: June 1, 1969

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	VACANT		

The best qualified offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday)

29. NAME AND ADDRESS OF PERSON HAVING KEYS

Duncan Realty Company
505 Georgia Life Bldg.
Atlanta, GA 30303

30. SUBMIT PURCHASE OFFER TO

Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, GA 30308

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VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: ☐ ORIGINAL ☒ REVISED

PROPERTY MANAGEMENT NO. PM. LH 185 181

2. ADDRESS OF PROPERTY: 2131 Rochelle Way, College Park, GA

3. PROPERTY IS: ☐ OCCUPIED ☒ VACANT

4. LIST PRICE "AS IS": $19,500.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: ☐ ROW ☐ SEMI-DETACHED ☒ DETACHED

7. UTILITIES CONNECTED: ☒ WATER ☒ GAS ☒ ELECTRICITY

8. BASEMENT: ☒ YES ☐ NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 7

11. NO. OF STORIES: split level

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1½

14. TYPE OF CONSTRUCTION: Frame

15. TYPE OF HEAT: GFWA

16. GARAGE FOR (Check): ☐ ONE CAR ☐ TWO CARS ☐ OTHER (Specify) None

17. SPECIAL FEATURES OF PROPERTY: CENTRAL AIR CONDITIONING

TERMS: $500.00 minimum down payment - 7½% - 30 years.

VA Properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

18. STREET IMPROVEMENTS: ☒ STREETS PAVED ☐ SIDEWALKS

19. CONVENIENCES (Distance from property): ☐ SCHOOLS ☐ STORES ☐ TRANSPORTATION

BLK.____ MI.____ BLK.____ MI.____ BLK.____ MI.____

20. TYPE OF NEIGHBORHOOD: ☒ GOOD ☐ FAIR ☐ POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 85x130

23. APPROXIMATE ANNUAL TAXES: $245.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $70.00

25. DATE ACQUIRED BY VA: Feb. 18, 1969

26. ESTIMATED DATE OF ACQUISITION BY VA: -

27. DATE REDEMPTION RIGHTS EXPIRE: NA

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	VACANT		

The best qualified offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday.)

29. NAME AND ADDRESS OF PERSON HAVING KEYS:
McCord & Reeves, Inc.
3238 Stewart Ave.
Hapeville, GA 30354

30. SUBMIT PURCHASE OFFER TO:
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, GA 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing.

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: [ ] ORIGINAL [X] REVISED

PROPERTY MANAGEMENT NO. PM. LH 185 181

2. ADDRESS OF PROPERTY: 2131 Rochelle Way, College Park, GA

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $19,500.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [X] YES [ ] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 7

11. NO. OF STORIES: split level

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1½

14. TYPE OF CONSTRUCTION: Frame

15. TYPE OF HEAT: GFWA

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify) None

17. SPECIAL FEATURES OF PROPERTY: CENTRAL AIR CONDITIONING

TERMS: $500.00 minimum down payment - 7½% - 30 years.

VA Properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS BLK.___ MI.___ [ ] STORES BLK.___ MI.___ [ ] TRANSPORTATION BLK.___ MI.___

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 85x130

23. APPROXIMATE ANNUAL TAXES: $245.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $70.00

25. DATE ACQUIRED BY VA: Feb. 18, 1969

26. ESTIMATED DATE OF ACQUISITION BY VA: -

27. DATE REDEMPTION RIGHTS EXPIRE: NA

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	VACANT		

The best qualified offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday.)

29. NAME AND ADDRESS OF PERSON HAVING KEYS:
McCord & Reeves, Inc.
3238 Stewart Ave.
Hapeville, GA 30354

30. SUBMIT PURCHASE OFFER TO:
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, GA 30308

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VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE ☐ ORIGINAL ☐ REVISED

PROPERTY MANAGEMENT NO. PM. LH 169 147 GA

2. ADDRESS OF PROPERTY
U. S. Hwy 278
Union Point, GA 30669

3. PROPERTY IS ☐ OCCUPIED ☒ VACANT

4. LIST PRICE "AS IS" $19,900.00

5. AMOUNT OF SALES COMMISSION 5%

6. TYPE OF BUILDING ☐ ROW ☐ SEMI-DETACHED ☒ DETACHED

7. UTILITIES CONNECTED ☒ WATER ☐ GAS ☒ ELECTRICITY

8. BASEMENT ☐ YES ☒ NO

9. NO. OF UNITS 1

10. NO. OF ROOMS 7

11. NO. OF STORIES 1

12. NO. OF BEDROOMS 4

13. NO. OF BATHROOMS 2

14. TYPE OF CONSTRUCTION BV & Fr.

15. TYPE OF HEAT E W

16. GARAGE FOR (Check) ☐ ONE CAR ☐ TWO CARS ☒ OTHER (Specify) carport

17. SPECIAL FEATURES OF PROPERTY
2 Baths

VA Properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

TERMS: $500.00 down - 7-1/2% Interest - 30 Years

18. STREET IMPROVEMENTS ☐ STREETS PAVED ☐ SIDEWALKS

19. CONVENIENCES (Distance from property) ☐ SCHOOLS BLK.___ MI.___ ☐ STORES BLK.___ MI.___ ☐ TRANSPORTATION BLK.___ MI.___

20. TYPE OF NEIGHBORHOOD ☒ GOOD ☐ FAIR ☐ POOR

21. ZONING CLASSIFICATION Res.

22. SIZE OF LOT 150x275

23. APPROXIMATE ANNUAL TAXES $145.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM $48.00

25. DATE ACQUIRED BY VA October 4, 1968

26. ESTIMATED DATE OF ACQUISITION BY VA -

27. DATE REDEMPTION RIGHTS EXPIRE N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	VACANT		

The best qualified offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

29. NAME AND ADDRESS OF PERSON HAVING KEYS
Seaborn Ashley
P. O. Box 8
Greensboro, GA 30642

30. SUBMIT PURCHASE OFFER TO
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, GA 30308

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FCG

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

April 18, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316(264)

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		ATLANTA, GA	
4-11-69	LH 168 752	33-B Spring Lane, N.W.	"As Is"
4-11-69	LH 167 028	1668 W. Haven Dr., S.W.	"As Is"
4-14-69	LH 177 639	1009 Ada Ave., N.W.	"As Is"
		WARNER ROBINS	
4-15-69	LH 178 544	119 Chris Drive	"As Is"
		AUGUSTA	
4-15-69	LH 164 163	Old Deans Bridge Rd.	"As Is"
		DeKALB COUNTY	
4-17-69	LH 178 433	127 Fayetteville Rd. Decatur, Ga.	"As Is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 18, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 7½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW
Atlanta, Georgia .....(D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, Georgia .....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia .....(M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY
2670 Atlanta, Street, NE
Smyrna, Georgia .....(P)

PM-GA

FULTON COUNTY

LH 103 845	373 Poole Creek Rd. Hapeville	6 - 4 65x177 Fr Repair program to be posted when property is vacated.		$10,500.00 (M) Rep. 11,500.00
LH 180 032	1356 Lockwood Dr., SW Atlanta 10-69	6-2 Plus FM Room Fr-Asb. Sid. 150x149	Rep.	15,250.00 (M)

DEKALB COUNTY

LH 140 522	2371 Terrell Dr. Chamblee	5-2 80x135 BV & Fr.		$14,200.00(D)
LH 177 490	2319 Cottage Grove Ave., SE Atlanta Fr. 180x149x274x180 Financing limited to 25 years.	10-4 1½B		$15,000.00(D)
LH 180 389	2545 Amelia Ave. Decatur	6-3 69x170 BV & Fr.		14,000.00(D)

CLAYTON COUNTY

SH 3509	6119 Holiday Blvd. Forest Park 4.69	6-3 75x195 Frame		13,250.00(M)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

File 4-25-69

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree Street, NE Atlanta, Georgia 30308	J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block, Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 25, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office.
730 Peachtree St., NE
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200% down, balance payable monthly at 7½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

PM-GA

DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW
Atlanta, Georgia ..... (D)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, Georgia ..... (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia ..... (M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY
2670 Atlanta St., NE
Smyrna, Georgia ..... (P)

FULTON, DEKALB & CLAYTON COUNTIES

FULTON COUNTY

LH 103 845	373 Poole Creek Rd Hapeville	6-4 Fr	65x177		$10,500 (M) 11,500
	Repair program posted in property.			Rep.	
LH 169 012	17 Johnson Rd., NW Atlanta, GA	7-3 Fr.	50x210x50x 239	Rep.	11,950 (D) 12,750
	Financing limited to 25 years. Repair program posted in property.				
LH 173 315	556 E. Anthony St., NW Atlanta, GA	6-3 Fr.	50x100		6,800 (D)
	Financing limited to 20 years.				
LH 180 032	1356 Lockwood Dr., SW Atlanta, 10-68	6-2 Fr.	140x149	Rep.	15,250 (M)
LH 181 960	1268 Shore Dr., SW Atlanta	6-3 BV & Fr.	80x250 2B	OP	22,900 (D)
	Minimum down payment $750.00				
LH 183 483	1347 Richland Rd., SW Atlanta	7-2 Fr.	54x145x55x 145	OP Rep.	14,000 (D) 14,750
	Repair program posted in property.				
LH 185 181	2131 Rochelle Way College Park	6-3 Stone & Fr.	85x130	OP	19,500 (M)
	2-69 Minimum down payment $500.00.				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 25, 1969

FROM: Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 7½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2		**DEKALB COUNTY**			
PM-GA					
LH 140 522	2371 Terrell Dr. Chamblee	5-2 BV	80x135		$14,200 (D)
LH 177 490	2319 Cottage Grove Ave. Atlanta	10-4 Fr. 1½B	180x149x 274x180		15,000 (D)
	Financing limited to 25 Years.				
LH 180 389	2545 Amelia Ave. Decatur	6-3 BV	69x170		14,000 (D)
LH 178 462	203 Leyden St. Decatur 2-69	5-3 BV & Fr.	61x178x 93x181	OP Rep.	16,200 (D)
	Repair program posted in property.				
LH 178 797	319 4th Ave. Decatur 3-69	6-2 Fr.	50x190	OP	10,300 (D)
LH 180 808	2691 Pharr Rd., NE Atlanta	5-2 Fr.	52x175x 51x175	Rep.	12,500 (D) 13,000
	Repair program posted in property.				
		CLAYTON COUNTY			
SH 3509	6119 Holiday Blvd. Forest Park 4-69	6-3 BV 2B	85x195x75x 195		13,250 (M)
LH 119 576	27 Conrad Ave. Forest Park	4-2 Fr	50x150	OP Rep.	6,500 (M) 8,000
	Repair program posted in property.				
LH 176 517	584 Valley Hill Rd. Riverdale	5-3 Alum.	85x137x50x 52x110	OP Rep.	12,500 (M) 13,500
	Repair program posted in property.				
		GWINNETTE COUNTY			
LH 168 420	4505 Bruce St. Doraville	5-3 Fr.	65x200x60x 182	OP	10,200 (D)

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

file

YOUR FILE REFERENCE:

May 2, 1969

IN REPLY REFER TO:
316(264)

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		BRUNSWICK, GA	
4-17-69	LH 145 495	116 Saxon St.	"As Is"
4-29-69	DL 110 918	2830 Canary Drive	"As Is"
		CLAYTON COUNTY	
4-18-69	LH 169 119	7472 Ovis Lane Riverdale	"As Is"
4-28-69	LH 185 181	2131 Rochelle Way College Park	"As Is"
		COLUMBIA COUNTY	
4-23-69	LH 185 542	Lottie Lane Grovetown	"As Is"
		COLUMBUS	
4-25-69	LH 162 145	1009 Brooks Road	"As Is"
		AUGUSTA	
4-25-69	LH 180 275	Rt. 1, Box 566-H Travis Street	"As Rep"
4-28-69	SH 1512	2439 Yates Drive	"As Is"
4-28-69	LH 175 387	335 East View Dr.	"As Is"
		HOUSTON COUNTY	
4-25-69	LH 157 699	Rt. 1, Lake Joy Rd. Perry	"As Is"

DATE	PM NUMBER	ADDRESS	
		FULTON COUNTY	
4-28-69	LH 185 181	2131 Rochelle Way College Park	"As Is"
4-30-69	LH 183 483	1347 Richland Rd., SW Atlanta	"As Is"

W. A. Walker

W. A. WALKER
Loan Service & Property Management
Section
Loan Guaranty Division

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 2, 1969

FROM	NAME OF LOAN GUARANTY OFFICER
Property Management Sect., Loan Guaranty Div., Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, GA 30308	J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 % down, balance payable monthly at 7½ % for terms up to 30 years, dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705 (Credit Statement of Prospective Purchaser and Contract of Sale), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St. NW
Atlanta, Georgia .....(D)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, Georgia .....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia .....(M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY
2670 Atlanta St., NE
Smyrna, Georgia .....(P)

PM-GA — FULTON AND DEKALB COUNTIES

LH 173 315 GA	556 East Anthony St., NW Atlanta, GA	6-3 Fr.	50x100		$6,800 (D)
	TERMS: $200.00 down - 7½% interest - Financing limited to 20 years.				
	DEKALB COUNTY				
LH 176 420 GA	293 Warren St., SE Atlanta, GA	6-3 Fr.	65x321x 25x320		13,500 (D)
	TERMS: $200 down - 7½% interest - 30 years.				
LH 184 764 GA	1581 Van Vleck Ave., SE Atlanta, GA	5-2 Fr & BV	60x175	Rep.	11,500 (D) 12,500
	TERMS: $200 down - 7½% interest - 30 years. Repair Program posted in property.				

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

May 9, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO:

TO: ALL SALES AND MANAGEMENT BROKERS 316(264)

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
5-2-69	SH 4923	1019 Kirkland Drive	"As Rep"
5-2-69	LH 181 084	916 Brooks Road	"As Rep"
		CLAYTON COUNTY	
5-2-69	LH 176 517	584 Valley Hill Road Riverdale	"As Is"
		FULTON COUNTY	
5-2-69	LH 178 039	2757 Veltre Place, SW Atlanta	"As Rep"
		AUGUSTA	
5-6-69	LH 171 210	555 Old McDuffie Road	"As Is"
5-7-69	LH 187 692	2318 Getzen Street	"As Rep"
		DEKALB COUNTY	
5-8-69	LH 140 522	2371 Terrell Drive Chamblee	"As Is"
		WARNER ROBINS	
5-8-69	LH 168 581	105 Chauncey Street	"As Is"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management
Section
Loan Guaranty Division

Include Zip Code in your return address and give veteran's social security number.

Show veteran's full name and VA file number on all correspondence. If VA number is unknown, show service number.

file

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

May 16, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO:

TO: ALL SALES AND MANAGEMENT BROKERS 316(264)

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
5-12-69	SH 5389	350 Tennant Avenue	"As Rep"
5-12-69	LH 171 060	3328 Urban Ave.	"As Is"
5-13-69	LH 164 632	1390 Sandusky Drive	"As Rep"
5-14-69	LH 161 170	350 Clover Lane	"As Is"
		GWINNETT COUNTY	
5-12-69	LH 168 420	4505 Bruce Street Doraville	"As Is"
		AUGUSTA	
5-12-69	LH 171 210	555 Old McDuffie Road	"As Is"
5-13-69	SH 4534	2516 Elderberry Drive	"As Rep"
5-14-69	LH 165 415	621 Beaufort Avenue	"As Rep"
		CLAYTON COUNTY	
5-13-69	SH 3509	6119 Holiday Blvd Forest Park	"As Is"
		FULTON COUNTY	
5-14-69	LH 103 845	373 Poole Creek Road Hapeville, Georgia	"As Rep"
		ROME	
5-14-69	DL 122 104	130 Benton Drive	"As Rep"

W. A. Walker

W. A. WALKER, Chief
Loan Service & Property Management
Section
Loan Guaranty Division

VETERANS ADMINISTRATION
SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 5-16-69 [X] ORIGINAL [ ] REVISED

PROPERTY MANAGEMENT NO. PM. LH 183 200 GA

2. ADDRESS OF PROPERTY: 1445 Bluefield Dr., SW, Atlanta, GA 30310

3. PROPERTY IS: [ ] OCCUPIED [X] VACANT

4. LIST PRICE "AS IS": $13,900.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: [ ] ROW [ ] SEMI-DETACHED [X] DETACHED

7. UTILITIES CONNECTED: [X] WATER [X] GAS [X] ELECTRICITY

8. BASEMENT: [ ] YES [X] NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 6

11. NO. OF STORIES: 1

12. NO. OF BEDROOMS: 3

13. NO. OF BATHROOMS: 1

14. TYPE OF CONSTRUCTION: Frame

15. TYPE OF HEAT: F.F.

16. GARAGE FOR (Check): [ ] ONE CAR [ ] TWO CARS [ ] OTHER (Specify) None

17. SPECIAL FEATURES OF PROPERTY

VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

TERMS:
$200.00 Down - 7½% Int. - 30 Years.

18. STREET IMPROVEMENTS: [X] STREETS PAVED [ ] SIDEWALKS

19. CONVENIENCES (Distance from property): [ ] SCHOOLS BLK.___ MI.___ [ ] STORES BLK.___ MI.___ [ ] TRANSPORTATION BLK.___ MI.___

20. TYPE OF NEIGHBORHOOD: [X] GOOD [ ] FAIR [ ] POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 65x134

23. APPROXIMATE ANNUAL TAXES: $172.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $60.00

25. DATE ACQUIRED BY VA:

26. ESTIMATED DATE OF ACQUISITION BY VA: July 6, 1969

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATE (If necessary, use reverse of this form for additional space)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Vacant		

The best qualified offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday).

29. NAME AND ADDRESS OF PERSON HAVING KEYS:
McCord & Reeves, Inc.
3238 Stewart Ave.
Hapeville, GA 30354

30. SUBMIT PURCHASE OFFER TO:
Veterans Administration Regional Office,
Loan Guaranty Division,
730 Peachtree St., NE
Atlanta, GA 30308

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any state of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing. All listing are subject to VA acquiring title.

FILE

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

June 6, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO:
316(264)

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES. PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS	
5-28-69	LH 174 802	3200 Baker Circle	"As Is"
6-4-69	LH 149 070	2926 King Street	"As Is"
		DEKALB COUNTY	
5-29-69	LH 173 332	1581 Lincoln Ave., SE Atlanta	"As Is"
6-4-69	LH 180 389	2545 Amelia Avenue Decatur	"As Is"
6-4-69	LH 180 808	2691 Pharr Road, NE Atlanta	"As Rep."
		COLUMBIA COUNTY	
5-29-69	LH 180 114	Sylvester Heights, Lottie Lane Grovetown	"As Is"
		COBB COUNTY	
6-4-69	LH 190 268	320 Tatum Street Marietta	"As Rep."

Wawalker

W. A. WALKER, Chief
Loan Service & Property Management
Section
Loan Guaranty Division

File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

June 13, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO: 316-264

TO: ALL SALES AND MANAGEMENT BROKERS

OFFERS HAVE BEEN APPROVED ON THE FOLLOWING PROPERTIES.
PLEASE DELETE THESE PROPERTIES FROM YOUR LISTING.

DATE	PM NUMBER	ADDRESS	
		COLUMBUS, GA.	
6-5-69	LH 141 077 GA	5725 Valleybrook Rd.	"As Is"
6-6-69	LH 156 777 GA	3068 Knox Street	"As Is"
		GORDON, GA	
6-9-69	LH 162 880 GA	Rt. #2, Hwy. 57-E	"As Is"
		AUGUSTA, GA.	
6-9-69	SH 5529 GA	2006 Colony Park Rd.	"As Is"
		COBB COUNTY	
6-11-69	LH 161 845 GA	562 Landers Drive Mableton	"As Is"
6-12-69	LH 164 621 GA	109 Glendale Drive Marietta	"As Is"

W. A. Walker
W. A. WALKER, Chief
Loan Service & Property
Management Section
Loan Guaranty Division

File

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 7-25-69
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office, 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER	TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: ~~% down, balance payable monthly at xxxxxxxx% for no term not to xxxxxxxx years depending on age, condition and other factors.~~ Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."
2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.
3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.
4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.
5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block, Offers pending - OP.
6. Monthly payments will include deposit for payment of taxes and insurance. Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.
7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.
8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with selling broker will not be entitled to the above priority.
9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.
10. Offers to Purchase or rent will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).
11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.
12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 25, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW
Atlanta, GA .....(D)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, GA .....(L)

McCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, GA .....(M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY
2670 Atlanta St., NE
Smyrna, GA .....(P)

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

PM-GA

FULTON COUNTY

LH 145 504	1679 E. John Wesley Ave. College Park 6-69	6-3 Fr.	50x190	OP	$9,600 (M)
LH 169 012	17 Johnson Rd., NW Atlanta, GA 5-69 Financing limited to 25 years. Repair program posted in property.	7-3 Fr.	50x210x 50x239	Rep.	11,950 (D) 12,750
LH 173 315	556 E. Anthony St., NW Atlanta 5-69 Financing limited to 20 years.	6-3 Fr.	50x100		6,800 (D)
LH 180 032	1356 Lockwood Dr., SW Atlanta 10-68	6-2 Fr.	140x149	OP Rep.	15,250 (M)

DEKALB COUNTY

LH 165 500	168 Mead Rd. Decatur Repair program posted in property.	10-3 Fr. 3 B Triplex	50x150	OP Rep	14,000 (D) 15,000
LH 169 826	621 Third Ave. Decatur Repair program posted in property.	6-3 BV & Fr.	75x150x 52x152	OP Rep.	12,500 (D) 13,500

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 25, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2					
LH 173 141	2183 McAfee Rd. Decatur 6-69 Down payment $500.00 Repair program posted in property.	6-3 BV & Fr.	70x150	Rep	$15,700 (D) 16,600
LH 177 490	2319 Cottage Grove Ave. Atlanta 6-69 Financing limited to 25 years.	10-4 Fr. 1½B	180x149x 274x180		15,000 (D)
LH 178 797	319 Fourth Ave. Decatur 3-69 Repair program posted in property.	6-2 Fr.	50x190	Rep	10,300 (D) 11,500
LH 182 087	131 Olympic Pl. Decatur Repair program posted in property.	5-2 Fr.	50x150	Rep	10,750 (D) 11,500
LH 184 764	1581 Van Vleck Ave., SE Atlanta 6-69 Repair program posted in property.	5-2 BV & Fr.	60x175	OP Rep	11,500 (D) 12,500

CLAYTON COUNTY

No properties available in Clayton County.

COBB COUNTY

No properties available in Cobb County.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 25, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MAGUIRE-SMART, Inc.
916 Green St., P. O. Box 3526
Augusta, GA ..... (S)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA ..... (M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA ..... (O)

AUGUSTA, GEORGIA - RICHMOND COUNTY

LH 183 599	3034 Thomas Lane	6-3 BV & Fr 2B	91x123		$21,000 (O)
	(Minimum down payment $750.00) Repair program posted in property.			Rep	21,900
LH 183 837	Wadsworth Court Grovetown, GA 6-69	5-3 BV & Fr	100x200		14,750 (O)
	Repair program posted in property.			Rep	15,300
LH 185 267	2304 Poteet St.	5-3 Fr	80x104x 77x157		12,500 (S)
	Repair program posted in property.			Rep	13,000

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 25, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

PARKER REALTY COMPANY
513 Gloucester St. - Parker Bldg.
Brunswick, GA

PM-GA

BRUNSWICK, GEORGIA - GLYNN COUNTY

LH 128 169	110 Enterprise St.	6-3	100x90x		$11,450
		6-69	BV & Fr 119x99	Rep.	12,200

Repair program posted in property.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 25, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA ..... (F)

THE LEWIS COMPANY REALTORS
2217 Francis St.
Columbus, GA ..... (L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 4645	4746 Wellborn Dr. 6-69	5-3 BV	69x140	OP Rep	$14,750 (F)
	Repair program posted in property.				
LH 116 790	2190 Lamore Drive 5-68	5-3	60x125	OP Rep	12,250 (L)
LH 128 134	2346 N. Andrews Cir.	5-2 Fr 1½B	90x146x 30x148	 Rep	10,500 (L) 11,750
	Repair program posted in property.				
LH 153 234	2949 Gleason Ave. 3-69	5-3 Fr	60x143	Rep	11,000 (F)
	Repair program posted in property.				
LH 160 668	9 Patton Dr. 6-68	4-2 BV & Fr	70x150	Rep	9,500 (F)
LH 160 672	25 Patton Dr. 11-67	4-2 BV	59x10x145x 60x143	Rep	9,500 (F)
LH 167 317	7 Cantrell Dr. 10-68	5-2 Fr	65x207x 95x203	Rep	11,500 (F)
LH 168 015	1117 Brooks Rd.	5-2 BV & Fr	70x100x 88x169	 Rep.	10,200 (L) 11,200
	Repair program posted in property.				
LH 172 624	Richland Hwy Lumpkin, GA 5-69 Central A/C	8-4 CB & Fr	6.7 Acres	Rep.	26,000 (L)
	Repair program posted in property. Down payment $1,000.00.				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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Atlanta, GA 30308

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page 2					
LH 173 159	5419 Moon Road 5-69	7-3 1½B BV & Fr	75x173	OP Rep	$18,750 (F)
	Minimum down payment $500.00 Repair program posted in property.				
LH 174 276	13 Eddy Drive 6-69	4-2 Fr & BV	70x243x 50x218	Rep	10,300 (L) 11,000
	Repair program posted in property. Financing limited to 25 years.				
LH 176 164	18 Artillery Dr. 5-69	6-3 BV & Fr	75x180	Rep	13,500 (L) 14,600
	Repair program posted in property.				
LH 181 643	4181 Linden Circle	4-2 Fr	123x127 64x150	Rep	7,600 (F) 8,500
	Repair program posted in property.				
LH 181 686	731 Davis Circle 5-69	4-2 Fr	65x120x38x 77x119	Rep	9,000 (L)
	Repair program posted in property.				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 25, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

CURRY INSURANCE AGENCY
205 North Jefferson St.
Dublin, GA 31021

PM-GA

DUBLIN, GEORGIA - LAURENS COUNTY

SH 5004	Route 4	4-2	187x110x	Rep.	$ 6,750
	Rockdale Circle 3-68	Fr.	180x110		

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 25, 1969

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730 Peachtree St., NE
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P. O. Box 6622
Savannah, GA .....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA .....(P)

PM-GA

SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 165 335	213 Sea Island Dr. 6-69	6-3 1½B BV & Fr.	102x120	Rep	$18,500 (K)
	Minimum down payment $500.00 Repair program posted in property.				
LH 189 348	2130 Mell St.	8-4 2B CB 2 Unit Duplex	85x100		11,300 (P)

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE July 25, 1969
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA ..... (A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA ..... (R)

WHIPPLE REALTY CO.
1010 Ball St.
Perry, GA ..... (W)

PM-GA

WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 113 964	700 McArthur Blvd. 2-69	4-2 Fr.	65x110	Rep.	$ 8,000 (R)
	Repair program posted in property.				
LH 135 242	709 McArthur Blvd.	5-2 Fr.	65x123		7,100 (R)
				Rep	8,300
	Repair program posted in property.				
LH 180 286	805 Crestwood Terr.	5-3	60x120x 135x183	OP	9,000 (R)
				Rep	9,750
	Repair program posted in property.				
LH 180 762	621 American Blvd. 2-69	5½-3 BV & Fr.	80x140 2B	OP	17,000 (R)
	Minimum down payment $300.00				
LH 184 270	204 Devonwood Dr.	5½-3 BV & Fr.	80x140 1½B		14,400 (R)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

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MISCELLANEOUS LISTING - GEORGIA

HARVEY GIVEN COMPANY
Sixth Avenue Bldg.
Rome, GA

ADAIRSVILLE

LH 187 918	Lawrence St.	6-3	184x246x		$17,800
		Stone	161x428x	Rep	18,900
			167		

Repair program posted in property.

ALBANY REALTY COMPANY
1500 Dawson Road
Albany, GA

ALBANY

LH 155 677	302 S. Shadowlawn Dr.	4½-2	59x150x		8,500
		CB	60x150	Rep	10,000

Repair program posted in property.

MARION ALLEN INS. & REALTY CO.
119 Main St.
Fort Valley, GA

AMERICUS

LH 188 319	711 Pine Ave.	5-3	206x80x185x		18,250
	7-69	BV & Fr	54x180	Rep	18,600
		1½B			

Minimum down payment $500.00.
Repair program posted in property.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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MILES INSURANCE & REALTY CO.
502 W. Shotwell St.
Bainbridge, GA 31717 ..... (M)

HERBERT P. TOWNSEND
103 Water Street
Bainbridge, GA ..... (T)

BAINBRIDGE

LH 174 199	1606 E. Broughton St.	5-3	65x175		$10,000 (T)
		Fr.		Rep	10,500
	Repair program posted in property.				
LH 174 873	1001 Anderson St.	5-3	53x140	Rep	7,500 (T)
	12-68	Fr			

MacINTYRE & EDWARDS
201 Scott Bldg.
Thomasville, GA

CAIRO

LH 177 183	Rt. 1, Tallahassee Hwy.	6-3	100x240	OP-Rep	13,400
	8-68	BV & Fr.	1½B		
LH 183 282	385 13th Ave., SW	6-3	150x230		14,200
	6-69	BV & Fr	2B	Rep	14,900
	Repair program posted in property.				

SHIFLETT REALTY & INSURANCE AGENCY
224½ Main St.
Cedartown, GA

CEDARTOWN

Sh 5434	216 W. Queen St.	7-4	75x150	OP	15,000
	2-69	BV & Fr.	2B		

VETERANS ADMINISTRATION

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Page 3

SAUNDERS-STUCKEY & MULLIS INC.
Eastman, GA

EASTMAN

LH 182 790	706 Beulah St. 3-69	6-2 Fr	82x128x82x 135		$12,000

BUDDY COLEY AGENCY
223 Commerce St.
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane 6-69	5-3 Fr 1½B	80x125	Rep	11,750

Repair program posted in property.

RICHARD W. LITTLEFIELD, REALTOR
186 S. Macon St.
Jesup, GA

JESUP

LH 180 576	321 S. Bamboo St. 5-69	5-2 Fr	100x200		10,250

THORNTON REALTY COMPANY
P. O. Box 4063
Macon, GA 31208

MACON

LH 176 508	Rt. 8, Mt. Pleasant Church Rd.	6-3 Fr.	220x299x 236x121	Rep	6,500 8,250

Repair program posted in property.

VETERANS ADMINISTRATION

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730 Peachtree St., NE
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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

CAMDEN REALTY & CONSTRUCTION, INC.
414 Osborne St.
St. Marys, GA

ST. MARYS

LH 91 003	102 Borrell Blvd. 2-67	5-3 Fr	75x125	Rep	$8,500

WATSON & KNOX INSURANCE AGENCY
Knox Bldg.
Thomson, GA

THOMSON

SH 3764	Earl Street 4-69	5-3 Fr	95x200		8,750
LH 149 126	SW Cor. Langham & Hillcrest Drive (Minimum down payment $750.00) Repair program posted in property.	8-4 BV & Fr 1½B	135x200	OP Rep	21,900 22,500

SEABORN ASHLEY
P. O. Box 8
Greensboro, GA

UNION POINT

LH 169 147	US Hwy 278 10-68 (Minimum down payment $500.00)	7-4 BV & Fr 2B	150x275		19,900

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

L.G.BULLETIN NO. 256

August 1, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO:
316(261)

TO : ALL PROGRAM PARTICIPANTS

SUBJ : NATIONAL HISTORIC PRESERVATION ACT

1. The purpose of this notice is to inform program participants of the National Historic Preservation Act of 1966. The purpose of the Act is to preserve, as a living part of community life, those places and areas which have had a significant effect on the historical past of the country and community.

2. The implementation of the Act is the responsibility of the Department of the Interior, National Park Service, which has prepared and published a National Register of Historic Places. Also a Liaison Officer has been designated for each State and Territory. The Liaison Officer for the State of Georgia is Executive Secretary, Georgia Historical Commission, 116 Mitchell Street, S. W., Atlanta, Georgia, 30303. Information concerning Historic Places will be available from the Liaison Officer or this office.

3. VA will screen requests for certificates of reasonable value across data on Historic Places in all proposed home construction, individual as well as committee, cases, and those pertaining to existing properties if any type of remodeling is involved. You can be of real assistance in carrying out the purposes of the Act if, prior to submission to VA, you clear appraisal requests, as necessary, with the Liaison Officer in those cases where there appears to be the possibility that there will be an adverse effect on Historic Places. The Department of the Interior considers that generally an adverse effect will occur under conditions which include but are not limited to:

a. Destruction or alteration of all or part of a property;

b. Isolation from or alteration of its surrounding environment;

c. Introduction of visual, audible, or atmospheric elements that are out of character with the property and its setting.

4. Under the requirements of the Department of the Interior, we are required to report to the Liaison Officer any case where there will be an effect on a Historic Place. If a suitable alternative cannot be reached with the Liaison

Officer, we are further required to report the matter to the Advisory Council established under the Act. When any such matter is reported to the Advisory Council, we will suspend the processing of the appraisal request, pending receipt of the comments of the Council.

5. Your cooperation in this matter will be appreciated.

Sincerely yours,

J. [illegible]. SUMMERFORD
Loan Guaranty Officer
Loan Guaranty Division

File

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE August 1, 1969
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW
Atlanta, GA ..... (D)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, GA ..... (L)

McCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, GA ..... (M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY.
2670 Atlanta St., NE
Smyrna, GA ..... (P)

FULTON COUNTY

LH 173 315	556 E. Anthony St., NW	6-3	50x100			$6,800 (D)
	Atlanta	5-69	Fr.		Rep.	8,500
	Repair program posted in property.					

DEKALB COUNTY

LH 184 119	1499 Glenwood Ave., SE	6-3	65x165			16,800 (D)
	Atlanta	BV & Fr			Rep.	17,600
	TERMS: $500.00 down					
	Repair program posted in property.					

File

VETERANS ADMINISTRATION SALES LISTING
LOAN GUARANTY DIVISION

1. LISTING DATE: 8-4-69 ☐ ORIGINAL ☒ REVISED

PROPERTY MANAGEMENT NO.: PM LH 177 490 GA

2. ADDRESS OF PROPERTY: 2319 Cottage Grove Ave., SE Atlanta, GA

3. PROPERTY IS: ☐ OCCUPIED ☒ VACANT

4. LIST PRICE "AS IS": $13,000.00

5. AMOUNT OF SALES COMMISSION: 5%

6. TYPE OF BUILDING: ☐ ROW ☐ SEMI-DETACHED ☒ DETACHED

7. UTILITIES CONNECTED: ☒ WATER ☒ GAS ☒ ELECTRICITY

8. BASEMENT: ☐ YES ☒ NO

9. NO. OF UNITS: 1

10. NO. OF ROOMS: 10

11. NO. OF STORIES: 2

12. NO. OF BEDROOMS: 4

13. NO. OF BATHROOMS: 1½

14. TYPE OF CONSTRUCTION: Frame

15. TYPE OF HEAT: None

16. GARAGE FOR (Check): ☐ ONE CAR ☐ TWO CARS ☐ OTHER (Specify)

17. SPECIAL FEATURES OF PROPERTY

TERMS: $13,000.00 ALL CASH -"As Is" and subject to the requirements of the City of Atlanta Housing Code.

VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin.

VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

18. STREET IMPROVEMENTS: ☒ STREETS PAVED ☐ SIDE WALKS

19. CONVENIENCES (Distance from property): ☐ SCHOOLS ☐ STORES ☐ TRANSPORTATION

BLK. ____ MI. ____ BLK. ____ MI. ____ BLK. ____ MI. ____

20. TYPE OF NEIGHBORHOOD: ☐ GOOD ☒ FAIR ☐ POOR

21. ZONING CLASSIFICATION: Res.

22. SIZE OF LOT: 180x149x274x180

23. APPROXIMATE ANNUAL TAXES: $334.00

24. APPROXIMATE ANNUAL INSURANCE PREMIUM: $45.00

25. DATE ACQUIRED BY VA: June 2, 1969

26. ESTIMATED DATE OF ACQUISITION BY VA: -

27. DATE REDEMPTION RIGHTS EXPIRE: N/A

28. OCCUPANCY DATA (If necessary, use reverse of this form for additional space.)

UNIT	NAME OF TENANT	MONTHLY RENTAL	UTILITIES INCLUDED IN RENT
	Vacant		

29. NAME AND ADDRESS OF PERSON HAVING KEYS

Duncan Realty Company
505 GA Life Bldg., 66 Luckie St., NW
Atlanta, GA 30303

30. SUBMIT PURCHASE OFFER TO

Veterans Administration Regional Office
Loan Guaranty Division
730 Peachtree St., NE
Atlanta, GA 30308

VA properties are available to qualified individuals without regard to their race, color, religion, sex, or national origin.

NOTE: The VA hereby lists the above described property with those brokers to whom this listing has been sent. This is not a listing for management or rental of the property, nor does it authorize any Sales Broker to incur charges on behalf of VA. All information hereon is believed to be correct. However, it is subject to variations and VA assumes no liability for errors or omissions. This listing is subject to confirmation, withdrawal, change in price and prior sale by VA, all at any time without notice. It is also subject to the terms and conditions of VA governing the sale of properties and the payment of sales commission; to any statement of facts an accurate survey would show; to existing covenants, easements, conditions, restrictions and agreements affecting the property, insofar as the same may now be in force and effect; to limitations of title or use. Legal description will be furnished upon request. If title has not been acquired or if the redemption period has not expired, sales offers must be conditioned on acquisition, or subject to redemption rights. Issuance of a revised listing automatically cancels any previous listing.

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

L.G.BULLETIN NO. 257

August 4, 1969

YOUR FILE REFERENCE:

IN REPLY REFER TO:
316-261

TO : ALL PROGRAM PARTICIPANTS

SUBJ : AMENDMENT TO VA REGULATIONS 4320(H) (5), 4350(B) and 4515(C)-RESCISSION OF PROVISIONS RELATING TO RACIAL RESTRICTIVE COVENANTS CREATED AND FILED OF RECORD AFTER FEBRUARY 15, 1950.

1. Those portions of VA Regulations 4320(H) (5), 4350(B) and 4515(C) relating to racial restrictive covenants created and filed of record after February 15, 1950, have been rescinded. The amendments were effective on June 25, 1969, the date of approval.

2. One of the purposes of these provisions was to discourage the placing of such covenants on residential property. This purpose has been essentially achieved by the regulations and by subsequent legislative and judicial developments. As a result of these changes in the regulations titles to residential properties which constitute the security for loans guaranteed or insured by the Veterans Administration and which are tendered to the Veterans Administration following default and liquidation of the loan by foreclosure or conveyance in lieu of foreclosure will no longer be unacceptable because of the existence of such covenants, regardless of the time the covenants were created or recorded.

3. A copy of Regulations 4320(H) (5) and 4350(B) relating to guaranteed and insured loans, as amended to show the deleted material, is attached as Exhibit A.

Sincerely yours,

J. S. SUMMERFORD
Loan Guaranty Officer
Loan Guaranty Division

4320(H) (5) Each conveyance or transfer of real property to the Administrator pursuant to this paragraph shall be acceptable if the holder thereby covenants or warrants against the acts of himself and those claiming under him (e.g., by special warranty deed) and if it vests in the Administrator or will entitle him to such title as is or would be acceptable to prudent lending institutions, informed buyers, title companies, and attorneys, generally, in the community in which the property is situated. Any title so acceptable will not be unacceptable to the Administrator by reason of any of the limitations on the quantum or quality of the property or title stated in VA Regulation 4350(B): Provided, That

(a) No change

(b) No change

4350(B) Any such property or estate will not fail to comply with the requirements of subparagraph (A) of this paragraph by reason of the following:

(1) through (8) No change

Provided, That the limitations on the quantum or quality of the estate or property that are indicated in this subparagraph, insofar as they may materially affect the value of the property for the purpose for which it is used, are taken into account in the appraisal of reasonable value required by 38 U. S. C. ch. 37.

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 8-29-69
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, NE Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. ~~[illegible]~~ Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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1. "VA properties are available to quailfied buyers or renters without regard to their race, color, creed or national origin."

2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum. - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

6. Monthly payments will include deposit for payment of taxes and insurance, Closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

10. Offers to Purchase or rent will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).

11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

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DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW
Atlanta, GA .....(D)

A.D. LITTLE AGENCY
19 Atlanta St.
Marietta, GA .....(L)

McCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, GA .....(M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY
2670 Atlanta St., NE
Smyrna, GA .....(P)

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

PM-GA

FULTON COUNTY

LH 169 012	17 Johnson Rd., NW Atlanta, GA 5-69 Financing limited to 25 years. Repair program posted in property	7-3 Fr.	50x210x 50x239	Rep. $12,750 (D)	
LH 173 315	556 E. Anthony St., NW Atlanta, GA 5-69 Financing limited to 20 years Repair program posted in property	6-3 Fr.	50x100	OP Rep. 8,500 (D)	
LH 158 849	1421 Westmont Dr. SW Atlanta, GA Repair program to be posted in property when vacated	6-3 Fr	50x149	Rep.	14,500 (M) 15,500
LH 180 032	1356 Lockwood Dr., SW Atlanta, GA 10-68	6-2 Fr.	140x149	OP Rep. 15,250 (M)	

DEKALB COUNTY

SH 3859	4057 Parsons Dr. Chamblee, GA 8-69	4-2 Stucco	80x185x 28x191		8,500 (D)
LH 163 566	2649 Harrington Dr. Decatur, GA Minimum Down Payment $750.00	7-3 BV & Fr 1½B	85x153x 59x158		19,600 (D)

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Page #2					
LH 165 500	168 Mead Rd.	10-3 Fr.	50x150	OP	$14,000 (D)
	Decatur, GA	3 B Triplex		Rep.	15,000
	Repair program posted in property				
LH 169 288	195 Melrich Ave. NE.	4-2	50x125		12,000 (D)
	Atlanta, GA	Fr.			13,000
	Repair program posted in property				
LH 169 826	621 Third Ave.	6-3	75x150x	OP	12,500 (D)
	Decatur, GA	BV & Fr.	52x152	Rep.	13,500
	Repair program posted in property				
LH 184 119	1499 Glenwood Ave. SE.	6-3	65x165	OP	16,800 (D)
	Atlanta, GA	BV & Fr.		Rep.	17,600
	Minimum Down Payment $500.00				
LH 190 158	1959 Shalimar Dr. NE.	7-3	70x301x	OP	15,250 (D)
	Atlanta, GA	Fr	120x311		15,800
	8-69				
	Repair program to be posted when vacated				
LH 173 141	2183 McAfee Rd.	6-3	70x150	OP Rep.	16,600 (D)
	Decatur, GA 6-69	BV & Fr.			
	Down payment $500.00				
	Repair program posted in property				
LH 178 797	319 Fourth Ave.	6-2	50x190	OP Rep.	11,500 (D)
	Decatur, GA 3-69	Fr.			
	Repair program posted in property.				
LH 182 087	131 Olympic Pl.	5-2	50x150	OP	10,750 (D)
	Decatur, GA	Fr.		Rep.	11,500
	Repair program posted in property.				
	CLAYTON COUNTY				
LH 185 435	143 Dixon St.	6-2	102x237x		13,500 (M)
	Jonesboro, GA 8-69		102x238	Rep.	14,000
	Repair program posted in property				
	COBB COUNTY				
	No properties available in Cobb County				

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MAGUIRE-SMART, Inc.
916 Green St., P.O. Box 3526
Augusta, GA .....(S)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA .....(M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA .....(O)

AUGUSTA, GEORGIA - RICHMOND COUNTY

LH 136 114	2407 Dickey Rd.	4-2	84x150x		$ 9,000 (S)
		Fr.	55x154	Rep.	10,000
	Repair program posted in property				
LH 178 518	1992 Piedmont St.	5½-3	100x100		12,000 (S)
		Fr.		Rep.	12,500
	Repair program to be posted when property is vacant				
LH 183 599	3034 Thomas Lane	6-3	91x123	Rep.	21,900 (O)
	7-69	BV & Fr 2B			
	Minimum down payment $750.00				
	Repair program posted in property				
LH 183 837	Wadsworth Court	5-3	100x200		14,750 (O)
	Grovetown, GA 6-69	BV & Fr		Rep.	15,300
	Repair program posted in property.				
LH 185 267	2304 Poteet St.	5-3	80x104x	Rep.	13,000 (S)
	8-69	Fr.	77x157		
	Repair program posted in property				

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PARKER REALTY COMPANY
513 Gloucester St. - Parker Bldg.
Brunswick, GA

PM-GA

BRUNSWICK, GEORGIA - GLYNN COUNTY

LH 128 169	110 Enterprise St.	6-3	100x90x	OP Rep.	$12,200
		6-69	BV & Fr	119x99	

Repair program posted in property.

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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA .....(F)

THE LEWIS COMPANY REALTORS
2217 Francis St.
Columbus, GA .....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 4645	4746 Wellborn Dr.	5-3	69x140	OP Rep.	$14,750 (F)
	6-69	BV			
	Repair program posted in property				
LH 128 134	2346 N. Andrews Cir.	5-2	90x146x		10,500 (L)
	8-69	Fr	30x148	Rep.	11,750
		1½B			
	Repair program posted in property				
LH 153 234	2949 Gleason Ave.	5-3	60x143	OP Rep.	11,000 (F)
	3-69	Fr.			
	Repair program posted in property				
LH 160 672	25 Patton Dr.	4-2	59x10x145x	Rep.	9,500 (F)
	11-67	BV	60x143		
	Subject to foundation settlement				
LH 167 317	7 Cantrell Dr.	5-2	65x207x	OP Rep.	11,500 (F)
	10-68	Fr	95x203		
LH 168 015	1117 Brooks Rd.	5-2	70x100x	Rep.	11,200 (L)
	7-69	BV & Fr	88x169		
	Repair program posted in property				
LH 172 624	Richland Hwy	8-4	6.7 Acres	Rep.	26,000 (L)
	Lumpkin, GA				
	Central A/C				
	5-69	CB & Fr			
	Repair program posted in property				
	Down payment $1,000.00				
LH 174 276	13 Eddy Drive	4-2	70x243x	Rep.	11,000 (L)
	6-69	Fr & BV	50x218		
	Repair program posted in property.				
	Financing limited to 25 years.				

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Page 2					
LH 176 164	18 Artillery Dr.	6-3	75x180	Rep.	$14,600 (L)
	5-69	BV & Fr			
	Repair program posted in property				
	Subject to foundation settlement.				
LH 181 643	4181 Linden Circle	4-2	123x127		$ 7,600 (F)
	7-69	Fr	64x150	Rep.	8,500
	Repair program posted in property.				
LH 181 686	731 Davis Circle	4-2	65x120x38x	Rep.	9,000 (L)
	5-69	Fr	77x119		
	Repair program posted in property.				
LH 181 824	6545 Forest Hill Drive	6½-3	100x130		17,000 (L)
		1½B		Rep.	17,500
	Minimum down payment $500.00.				
	Repair program posted in property.				
LH 182 551	4414 Curry St.	6-3	75x155		14,000 (L)
		BV & Fr		Rep.	15,000
	Repair program posted in property.				

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	CURRY INSURANCE AGENCY 205 North Jefferson St. Dublin, GA 31021				
PM-GA	DUBLIN, GEORGIA - LAURENS COUNTY				
SH 5004	Route 4 Rockdale Circle 3-68	4-2 Fr.	187x110x 180x110	Rep.	$ 6,750

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P.O. Box 6622
Savannah, GA .....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA .....(P)

PM-GA

SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 165 335 213 Sea Island Dr. 6-3 1½B 102x120 OP Rep. $18,500(K)
6-69 BV & Fr.
Minimum down payment $500.00
Repair program posted in property.

LH 189 348 2130 Mell St. 8-4 2B 85x100 OP 11,300 (P)
8-69 CB
2 Unit Duplex

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA .....(A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA .....(R)

WHIPPLE REALTY CO.
1010 Ball St.
Perry, GA .....(W)

PM-GA WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 113 964	700 McArthur Blvd.	4-2	65x110	OP Rep.	$ 8,000(R)
	2-69	Fr.			
	Repair program posted in property				
LH 135 242	709 McArthur Blvd.	5-2	65x123		7,100(R)
	8-69	Fr.		Rep.	8,300
	Repair program posted in property				
LH 180 286	805 Crestwood Terr.	5-3	60x120x	OP	9,000(R)
			135x183	Rep.	9,750
	Repair program posted in property				
LH 184 270	204 Devonwood Dr.	5½-3	80x140		14,400(R)
		BV & Fr. 1½B			

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MISCELLANEOUS LISTING - GEORGIA

HARVEY GIVEN COMPANY
Sixth Avenue Bldg.
Rome, GA

ADAIRSVILLE

LH 187 918	Lawrence St.	6-3	184x246x		$17,800
	7-69	Stone	161x428x	Rep.	18,900

Repair program posted 167 in property

ALBANY REALTY COMPANY
1500 Dawson Road
Albany, GA

ALBANY

LH 155 677	302 S. Shadowlawn Dr.	4½-2	59x150x		8,500
		CB	60x150	Rep.	10,000

Repair program posted in property

MARION ALLEN INS. & REALTY CO.
119 Main St.
Ft. Valley, GA

AMERICUS

LH 188 319	711 Pine Ave.	5-3	206x80x185x	OP	18,250
	7-69	BV & Fr 1½B	54x180	Rep	18,600

Minimum down payment $500.00
Repair program posted in property

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MILES INSURANCE & REALTY CO.
502 W. Shotwell St.
Bainbridge, GA 31717 .....(M)

HERBERT P. TOWNSEND
103 Water Street
Bainbridge, GA .....(T)

BAINBRIDGE

LH 174 199	1606 E. Broughton St.	5-3	65x175		$10,000 (T)
	8-69	Fr.		Rep.	10,500
	Repair program posted in property				
LH 174 873	1001 Anderson St.	5-3	53x140	Rep.	7,500 (T)
	12-68	Fr.			

MacINTYRE & EDWARDS
201 Scott Bldg.
Thomasville, GA

CAIRO

LH 177 183	Rt. 1, Tallahassee Hwy.	6-3	100x240	Rep.	13,400
	8-68	BV & Fr. 1½B			
LH 183 282	385 13th Ave., SW	6-3	150x230	OP	14,200
	6-69	BV & Fr. 2B		Rep.	14,900
	Repair program posted in property				

SHIFLETT REALTY & INSURANCE AGENCY
224½ Main St.
Cedartown, GA

CEDARTOWN

SH 5434	216 W. Queen St.	7-4	75x150	OP	15,000
	2-69	BV & Fr. 2B			

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NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 % down, balance payable monthly at 7½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page 3

SAUNDERS-STUCKEY & MULLIS INC.
Eastman, GA

EASTMAN

LH 182 790	706 Beulah St.	6-2	82x128x82x		$12,000
	3-69	Fr.	135		

BUDDY COLEY AGENCY
223 Commerce St.
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane	5-3	80x125	Rep.	11,750
	6-69	Fr. 1½B			

Repair program posted in property

RICHARD W. LITTLEFIELD, REALTOR
186 S. Macon St.
Jesup, GA

JESUP

LH 180 576	321 S. Bamboo St.	5-2	100x200		10,250
	5-69	Fr.			

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: August 29, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 % down, balance payable monthly at 7½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

CAMDEN REALTY & CONSTRUCTION, INC.
414 Osborne St.
St. Marys, GA

ST. MARYS

LH 91 003	102 Borrell Blvd.	5-3	75x125		OP Rep. $ 8,000
	2-67	Fr.			

WATSON & KNOX INSURANCE AGENCY
Knox Bldg.
Thomson, GA

THOMSON

SH 3764	Earl Street	5-3	95x200		8,750
	4-69	Fr.			
LH 149 126	SW Cor. Langham &	8-4	135x200		21,900
	Hillcrest Drive 7-69	BV & Fr 1½B		Rep.	22,500

Minimum down payment $750.00
Repair program posted in property

SEABORN ASHLEY
P.O. Box 8
Greensboro, GA

UNION POINT

LH 169 147	US Hwy 278	7-4	150x275		19,900
	10-68	BV & Fr 2B			

Minimum down payment $500.00

File

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE 10-31-69

FROM	Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, NE Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. [redacted] terms: [redacted]. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."

2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

5. Frame designation Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

6. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

10. Offers to Purchase or rent will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433 (Adoption of VA's policy against Discrimination).

11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 31, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW.
Atlanta, GA.....(D)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, GA.....(L)

McCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, GA.....(M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY
2670 Atlanta, St., NE.
Smyrna, GA.....(P)

PM GA — FULTON, DEKALB, CLAYTON AND COBB COUNTIES

LH 169 012	17 Johnson Rd., NW.		7-3	50x210x	OP Rep.	$12,750(D)
	Atlanta, GA	5-69	Fr.	50x239		
	Financing limited to 25 years					
	Repair program posted in property					
LH 178 340	1060 Rosedale Dr. NE.		6-3	50x145x	OP	14,000(D)
	Atlanta, GA	10-69	FR	45x139	Rep.	15,300
	Repair program posted in property					
LH 180 801	2236 Carver Drive, NW.		6-3	60x160		10,200(D)
	Atlanta, GA		Fr.		Rep.	11,700
	Repair program to be posted when vacant.					
LH 184 771	1649 Sandtown Rd., SW		5-2	100x110x	OP	15,200(M)
	Atlanta, GA	10-69	Fr.	227x54x207		16,100
	Repair program posted in property.					
LH 187 132	985 Ashby Terr. NW.		7-4	52x132	OP	12,200(D)
	Atlanta, GA	9-69	Fr.		Rep.	13,100
	Repair program posted in property.					
LH 188 106	900 Rosemary Ave., SW.		6-3	62x199x		16,200 (M)
	Atlanta, GA		BV & Fr.	65x199	Rep.	16,950
	Repair program posted in property.					

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 31, 1969

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730 Peachtree St., NE.
Atlanta, GA 30308

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Page # 2

DEKALB COUNTY

LH 135 128	1126 Wimberly Rd. NE.	6-3	70x160		$10,000(D)
	Atlanta, GA	Fr.		Rep.	11,000
	Repair program posted in property.				
LH 165 645	75 Russell St.	6-2	66x120		11,800(D)
	Atlanta, GA 10-69	Fr.		Rep.	12,500
	Repair Program posted in property.				
LH 169 288	195 Melrich Ave. NE.	4-2	50x125	OP	
	Atlanta, GA 10-69	Fr.		Rep.	13,000(D)
	Repair program posted in property.				
LH 177 490	2319 Cottage Grove Ave. SE.	10-4	180x149x	"ALL CASH"	13,000(D)
	Atlanta, GA 6-69	Fr. 1½B	274x180		
	Subject to the requirement of the City of Atlanta Housing Code				
LH 185 982	5 S. Candler Rd. SE.	6-3	100x200	OP	16,600(D)
	Atlanta, GA 10-69	Fr.		Rep.	17,600
	Repair Program posted in property.				
LH 190 158	1959 Shalimar Dr. NE.	7-3	70x301x	OP	15,250(D)
	Atlanta, GA 8-69	Fr.	120x311	Rep.	15,800
	Repair program to be posted when vacated.				

COBB COUNTY

LH 193 442	1498 Walker St.	5-2	170x170x		17,800(P)
	Smyrna, GA	BV&Fr.	176x162	Rep.	18,500

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 31, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N. E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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MAGUIRE-SMART, INC.
916 Green St., P. O. Box 3526
Augusta, GA..... (S)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA ..... (M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA ..... (O)

PM-GA

AUGUSTA, GEORGIA - RICHMOND COUNTY

LH 103 678	2011 Windsor Ave.	6-3	81x100	OP	
	10-69	Fr.		Rep.	$11,700(S)
	Repair program posted in property.				
LH 144 970	3008 Claudia Dr.	7-4	87x130		15,750(O)
	8-69	BV&Fr.	1½B	Rep.	16,500
	Repair program posted in property.				
LH 166 493	1942 Kissingbower Rd.	5½-2	75x137	OP	9,000(S)
		Fr.		Rep.	10,500
	Repair program posted in property.				
LH 169 024	1922 Olive Rd.	6-3	50x200		
	10-69	BV&Fr.		Rep.	12,000(O)
	Repair program posted in property.				
LH 170 852	804 Aiken Plaza	6-3	84x104x	OP	14,250(S)
	10-69 1½B	BV&Fr.	152x124	Rep.	15,000
	Repair program posted in property.				
LH 178 518	1992 Piedmont St.	5½-3	100x100		
	9-69	Fr.		Rep.	12,500(S)
	Repair program posted in property.				
LH 183 061	1915 Williams Dr.	6-3	75x100		12,200(O)
		BV&Fr.		Rep.	13,000
	Repair program posted in property.				
LH 183 837	Wadsworth Court	5-3	100x200	Rep.	15,300(O)
	Grovetown, GA	BV&Fr.			
	6-69 Repair program posted in property.				

VETERANS ADMINISTRATION

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
	JOSIAH & JOE FLOURNOY COMPANY 3131 Macon Road Columbus, GA .....(F)				
	THE LEWIS COMPANY REALTORS 2217 Francis St. Columbus, GA .....(L)				
PM-GA	COLUMBUS, GEORGIA - MUSCOGEE COUNTY				
SH 4645	4746 Wellborn Dr. 6-69	5-3 BV	69x140	Rep.	$14,750 (F)
LH 142 870	2 Battle Court 9-69	5-3 BV&Fr 1½B	37x109x 143x157	OP Rep.	14,350 (F) 15,200
	Repair program posted in property.				
LH 149 622	849(Formerly 501) Baxley Way	5-3 BV&Fr.	70x150	Rep.	14,400 (L) 15,250
	Repair program posted in property.				
LH 153 234	2949 Gleason Ave. 3-69	5-3 Fr.	60x143	OP Rep.	11,000(F)
LH 160 672	25 Patton Dr. 11-67	4-2 BV	59x10x145x 60x143	Rep.	9,500 (F)
	Subject to foundation settlement				
LH 172 624	Richland Hwy. Lumpkin, GA 5-69	8-4 CB&Fr Central A/C	6.7 Acres Down Payment -$1,000.	Rep.	26,000 (L)
LH 174 276	13 Eddy Drive 6-69	4-2 Fr&BV	70x243x50x218	Rep.	11,000 (L)
	Financing limited to 25 years.				
LH 176 164	18 Artillery Dr. 5-69	6-3 BV&Fr.	75x180	Rep.	14,600 (L)
	Subject to foundation settlement.				
LH 173 160	2323 Vicky Ave.	5-3 BV&Fr.	70x140	Rep.	14,700 (F) 15,800.
	Repair program posted in property.				

VETERANS ADMINISTRATION

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730 Peachtree St., N.E.
Atlanta, GA 30308

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Page #2					
LH 178 120	338- 32nd Avenue	5-2 BV&Fr	71x126	OP	$11,800 (L)
				Rep.	12,650
	Repair program to be posted when vacant.				
LH 181 824	6545 Forest Hill Drive	6½-3	100x130		17,000 (L)
	9-69	1½B BV&Fr.		Rep.	17,500
	Miminum down payment $500.00				
	Repair program posted in property.				
LH 183 288	11 Cantrell Dr.	5-2	75x203		10,300 (L)
	10-69	Frame		Rep.	10,900
	Financing limited to 25 years.				
	Repair program posted in property.				
LH 188 266	4409 Sentry St.	5-3 BV&Fr.	149x103x102x 65x17		14,000 (L)
				Rep.	14,900
	Repair program posted in property.				
LH 188 989	4503 Scott St.	7-3 1½B BV&Fr.	80x140		17,500 (F)
				Rep.	18,750
	Repair program posted in property.				
	Minimum down payment $500.00				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 31, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N. E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J.J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P. O. Box 6622
Savannah, GA .....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA .....(P)

PM-GA

SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 165 335	213 Sea Island Dr.	6-3	102x120	Rep.	$18,500 (K)
	6-69	BV&Fr 1½B			

Minimum down payment $500.00
Repair program posted in property.

VA FORM APR 1965 **26-6719 a**

EXISTING STOCKS OF VA FORM 26-6719a, NOV 1964, WILL NOT BE USED.

411009

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 31, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $100 % down, balance payable monthly at 8 % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA .....(A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA.....(R)

WHIPPLE REALTY CO.
1010 Ball St.
Perry, GA.....(W)

PM-GA

WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 79 095	224 Frances St.		5-3	75x175		$ 9,750(R)
		9-69	Fr.		Rep.	11,200
	Repair program posted in property.					
LH 92 459	135 Frances St.		5-3	85x140		9,600(R)
			Fr.		Rep.	10,500
	Repair program posted in property					
LH 113 964	700 McArthur Blvd.		4-2	65x110 OP	Rep.	8,000(R)
		2-69	Fr.			
	Repair program posted in property.					
LH 130 636	203 Delaware Ave.		6-3	80x115x45		14,000(R)
		10-69	BV&Fr 1½B	x62x195		
	Terms: $200 down payment.					
LH 135 242	709 McArthur Blvd.		5-2	65x123		7,100(R)
		8-69	Fr.		Rep.	8,300
	Repair program posted in property.					
LH 184 270	204 Devonwood Dr.		5½-3	80x140	OP	14,400(R)
		4-69	BV &Fr 1½B			
LH 187 189	106 Chuck Circle		5-3	55x113x103		13,750(R)
		8-69	BV&Fr 1½B	x149	Rep.	14,600
	Repair program posted in property.					

VETERANS ADMINISTRATION

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MISCELLANEOUS LISTING - GEORGIA

HARVEY GIVEN COMPANY
Sixth Avenue Bldg.
Rome, GA

ADAIRSVILLE

LH 187 918	Lawrence St.	6-3	184x246x	Rep.	$18,900
	7-69	Stone	161x428x167		

Repair program posted in property.

MILES INSURANCE & REALTY COMPANY
502 W. Shotwell St.
Bainbridge, GA 31717

BAINBRIDGE

LH 174 199	1606 E. Broughton St.	5-3	65x175		10,000
	8-69	Fr.		Rep.	10,500

Repair program posted in property.

SAUNDERS-STUCKEY & MULLIS INC.
Eastman, GA

EASTMAN

LH 182 790	706 Beulah St.	6-2	82x128x82x135	OP	11,500
	3-69	Fr.		Rep.	12,500

BUDDY COLEY AGENCY
223 Commerce St.
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane	5-3	80x125	Rep.	11,500
	6-69	Fr. 1½B			

Repair program posted in property.

VETERANS ADMINISTRATION

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DATE: October 31, 1969

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730 Peachtree St., N.E.
Atlanta, GA 30308

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NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2

RICHARD W. LITTLEFIELD, REALTOR
186 S. Macon St.
Jesup, GA

JESUP

LH 180 576	321 S. Bamboo St.	5-2	100x200	Rep.	$9,750
	5-69	Fr.			
	Repair program posted in property.				

DUNCAN REALTY COMPANY
204 Spring St.
Rossville, GA

ROSSVILLE

LH 136 821	Rt. #5, Boynton Dr.	5-3	150x113x149x111		10,500
	Ringgold, Ga.	Fr.		Rep.	10,900
	Repair program posted in property.				
LH 173 168	112 Rowland Ave.	5-2	50x155		5,800
	Rossville, GA	Fr.		Rep.	6,750
	10-69 Repair program posted in property.				

WATSON & KNOX INSURANCE AGENCY
Knox Bldg.
Thomson, GA

THOMSON

SH 3764	Earl Street	5-3	95x200	OP	8,000
	4-69	Fr.		Rep.	9,000
	Repair program posted in property				
LH 149 126	SW Cor. Langham &	8-4	135x200		21,900
	Hillcrest Dr.	BV&Fr.	1½B	Rep.	22,500
	7-69 Minimum down payment $750.				
	Repair program posted in property.				

File

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 11-26-69
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. ~~Minimum terms, xxxxxxx% down, balance payable monthly at xxxxxxxxxxx% for xxxxxx years depending on age, condition and other factors~~ Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. "VA properties are available to qualified buyers or renters without regard to their race, color, creed or national origin."

2. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

3. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

4. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

5. Frame designation Fr. Includes wood, asbestos siding and shingles; BV - brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

6. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

7. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

8. The best qualified Offer will be accepted from those received within three (3) work days of the public appearance of the initial or revised listing. (Work days are Monday through Friday). Be sure to inform your prospective buyers accordingly and acquaint them with the fact that Offers are subject to credit acceptability, VA list price, downpayment required, etc. Between equal Offers, time of receipt by the VA will be the controlling factor. Verbal Offers or Offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be entitled to the above priority.

9. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

10. Offers to Purchase or rent will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433(Adoption of VA's policy against Discrimination).

11. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

12. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 26, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200.00 % down, balance payable monthly at 8 % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., N.W.
Atlanta, GA .....(D)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, GA .....(L)

MCCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, GA .....(M)

POSTON GUTHRIE & FOWLER RLTY & INS. AGCY
2670 Atlanta St., N.E.
Smyrna, GA .....(P)

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

PM GA

FULTON COUNTY

LH 180 801	2236 Carver Drive, N.W.	6-3	60x160		10,200(D)
	Atlanta, GA	Fr.		Rep.	11,700
	Repair program to be posted when vacant.				
LH 180 961	1930 W. Kimberly Dr., S.W.	4-2	120x354x140x	OP	10,400(M)
	Atlanta, Ga. 8.69	Fr.	415	Rep.	11,200
	Repair program posted in property.				
LH 18[illegible] 771	1649 Sandtown Rd., S.W.	5-2	100x110x227x		
	Atlanta, GA 10-69	Fr.	54x207	Rep.	16,100(M)
	Repair program posted in property.				
LH 187 132	985 Ashby Terr. N.W.	7-4	52x132	OP	12,200(D)
	Atlanta, GA 9-69	Fr.		Rep.	13,100
	Repair program posted in property.				
LH 189 351	1120 First St., N.W.	5-2	50x150		10,200(D)
	Atlanta, GA	BV		Rep.	10,500
	Repair program posted in property.				

DEKALB COUNTY

LH 135 128	1126 Wimberly Rd., N.E.	6-3	70x160	OP	10,000(D)
	Atlanta, GA 10-69	Fr		Rep.	11,000
	Repair program posted in property.				

VA FORM APR 1965 26-6719 a

EXISTING STOCKS OF VA FORM 26-6719a, NOV 1964, WILL NOT BE USED.

411009

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 26, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2.		DEKALB COUNTY-Continued			
LH 165 500	168 Mead Rd. Decatur, Ga. 9.69	10-3 Triplex 3-Baths Fr.	50x150	OP Rep.	$15,000(D)
LH 165 645	75 Russell St. Atlanta, Ga. 10.69	6-2 Fr. Repair program posted in property.	66x120	OP Rep.	11,800(D) 12,500
LH 169 288	195 Melrich Ave., N.E. Atlanta, GA 10.69	4-2 Fr. Repair program posted in property.	50x125	Rep.	18,000(D)
LH 177 490	2319 Cottage Grove Ave., S.E. Atlanta, GA 6.69	10-4 Fr. 1½B. 180 Subject to the requirement of the City of Atlanta Housing Code	180x149x274x	"ALL CASH"	13,000(D)
LH 182 395	1640 Eastland Rd., S.E. Atlanta, GA 10.69	5-2 Fr. Repair program posted in property.	50x153x163x50x 163x154	OP Rep.	11,500(D) 12,500
		COBB COUNTY			
LH 195 040	2275 Old Spring Rd. Smyrna, GA	5-3 Fr Repair program posted in property.	75x146x75x130	OP Rep.	13,900(F) 14,400

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 26, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MAGUIRE-SMART, INC.
916 Green St., P. O. Box 3526
Augusta, GA .....(S)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA .....(M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth ST.
Augusta, GA .....(O)

FM-GA — AUGUSTA, GEORGIA - RICHMOND COUNTY

LH 103 678	2011 Windsor Ave. 10-69	6-3 Fr.	81x100	Rep.	$11,700(S)
	Repair program posted in property.				
LH 144 970	3008 Claudia Dr. 8-69	7-4 BV&Fr.	87x130 1½B	Rep.	16,500(O)
	Repair program posted in property.				
LH 169 024	1922 Olive Rd. 10-69	6-3 BV&Fr.	50x200	Rep.	12,000(O)
	Repair program posted in property.				
LH 170 852	804 Aiken Plaza 10-69 1½B	6-3 BV&Fr	84x104x152x 124	Rep. OP	15,000(S)
	Repair program posted in property.				
LH 183 061	1915 Williams Dr.	6-3 BV&Fr.	75x100	OP Rep.	12,200(O) 13,000
	Repair program posted in property.				
LH 183 837	Wadsworth Court Grovetown, GA 6.69	5-3 BV&Fr.	100x200	Rep.	15,300(O)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 26, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St. N.E
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, Georgia .....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, Georgia .....(L)

PM-GA

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 149 622	849(Formerly 501) Baxley Way	5 - 3 BV&FR	70x150		$14,400 (L)
				Rep.	15,250
		Repair program posted in property.			
LH 153 234	2949 Gleason Ave. 3-69	5 - 3 Fr.	60x143	Rep.	11,000(F)
LH 160 672	25 Patton Drive 11-67	4--2 BV	59x10x145x60x143		
				Rep.	9,500 (F)
		Subject to foundation settlement			
LH 172 624	Richland Hwy. Lumpkin, Ga. 5-69	8 - 4 CB&FR Central A/C	6.7 Acres Down payment - $1,000.	Rep.	26,000 (L)
LH 174 276	13 Eddy Drive 6-69	4 - 2 FR&BV	70x243x50x218	Rep.	10,500 (L)
		Financing limited to 25 years.			
LH 176 164	18 Artillery Drive 5-69	6 - 3 BV&FR	75x180	Rep.	14,600 (L)
		Subject to foundation settlement.			
LH 181 824	6545 Forest Hill Drive 9-69	6½ - 3 1½B BV&FR	100x130		17,000
				Rep.	17,300 (L)
		Minimum down payment $500.00			
		Repair program posted in property.			
LH 183 288	11 Cantrell Dr. 10-69	5 - 2 Frame	75x203	Rep.	10,900 (L)
		Financing limited to 25 years.			
		Repair program posted in property			
LH 188 266	4409 Sentry St.	5 - 3 BV&Fr	149x103x102x65x17		14,000(L)
				Rep.	14,900
		Repair program posted in property.			
LH 188 989	4503 Scott St.	7 - 3 1½B BV&FR	80x140		17,500 (F)
				Rep.	18,750
		Repair program posted in property.			
		Minimum down payment $500.00			

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 26, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 % down, balance payable monthly at 8 % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P.O. Box 6622
Savannah, GA .....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 165 335	213 Sea Island Dr.	6-3	102x120	OP Rep. $18,500(K)
	6.69	BV&Fr 1½B		

Minimum down payment $500.00
Repair program posted in property.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 26, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: 100. % down, balance payable monthly at 8 % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA .....(A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA .....(R)

WHIPPLE REALTY CO.
1010 Ball St.
Perry, GA.....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 79 095	224 Frances St.	5-3	75x175		$ 9,750(R)
	9.69	Fr.		Rep.	11,200
	Repair program posted in property.				
LH 92 459	135 Frances St.	5-3	85x140		9,600(R)
	11.69	Fr.		Rep.	10,500
	Repair program posted in property.				
LH 113 964	700 McArthur Blvd.	4-2	65x110	Rep.	8,000(R)
	2.69	Fr.			
LH 130 636	203 Delaware Ave.	6-3	80x115x45x		14,000(R)
	10.69	BV&Fr 1½B	62x195		
	Terms: $200 down payment.				
LH 135 242	709 McArthur Blvd.	5-2	65x123		7,100(R)
	8.69	Fr.		Rep.	8,300
	Repair program posted in property.				
LH 167 162	103 Kings Way Dr.	6-3	115x97x62x137		16,600(R)
		BV&Fr. 1½B		Rep.	17,400
	Terms: $200. down payment				
	Repair program posted in property.				
LH 184 270	204 Devonwood Dr.	5½-3	80x140	OP	14,400(R)
	4.69	BV&Fr 1½B			
LH 187 189	106 Chuck Circle	5-3	55x113x103x		13,750(R)
	8.69	BV&Fr 1½B	149	Rep.	14,600
	Repair program posted in property.				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 26, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
		MISCELLANEOUS LISTING - GEORGIA			
		HARVEY GIVEN COMPANY Sixth Avenue Bldg. Rome, GA			
		ADAIRSVILLE			
LH 187 918	Lawrence St. 7.69	6-3 Stone	184x246x161x 428x167	Rep.	$18,900
		MILES INSURANCE & REALTY COMPANY 502 W. Shotwell St. Bainbridge, GA 31717			
		BAINBRIDGE			
LH 174 199	1606 E. Broughton St. 8.69	5-3 Fr.	65x175		10,000
		Repair program posted in property.		Rep.	10,500
		SAUNDERS-STUCKEY & MULLIS INC. Eastman, GA			
		EASTMAN			
LH 182 790	706 Beulah St. 3.69	6-2 Fr.	82x128x82x 135		11,500
				Rep.	12,500
		BUDDY COLEY AGENCY 223 Commerce St. Hawkinsville, GA			
		HAWKINSVILLE			
LH 181 051	Arbor Lane 6.69	5-3 Fr. 1½B	80x125	Rep.	11,500

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 26, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2 MISCELLANEOUS LISTING - GEORGIA - Continued

RICHARD W. LITTLEFIELD, REALTOR
186 S. Macon St.
Jesup, GA

JESUP

LH 180 576	321 S. Bamboo St. 5.69	5-2 Fr.	100x200	Rep.	$9,750

Repair program posted in property.

DUNCAN REALTY COMPANY
204 Spring St.
Rossville, GA

ROSSVILLE

					10,500
LH 136 821	Rt. #5, Boynton Dr. Ringgold, GA 11.69	5-3 Fr.	150x113x149x 111	Rep.	10,900

Repair program posted in property.

LH 173 168	112 Rowland Ave. Rossville, GA 10.69	5-2 Fr.	50x155		5,800
				Rep.	6,750

Repair program posted in property.

WATSON & KNOX INSURANCE AGENCY
Knox Bldg.
Thomson, GA

THOMSON

SH 3764	Earl Street 4.69	5-3 Fr.	95x200	Rep.	9,000

Repair program posted in property.

LH 149 126	SW Cor. Langham & Hillcrest Dr. 7.69	8-4 BV&Fr.	135x200 1½B		21,900
				Rep.	22,500

Minimum down payment $750.
Repair program posted in property.

File

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 12-24-69
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. ~~Minimum down payment and terms apply.~~ Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation Fr. Includes wood, asbestos siding and shingles; BV - brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

The best qualified offer will be accepted from those received within 3 workdays of the public appearance of the initial or revised listing.
VA properties are available to qualified individuals without regard to their race, color, religion or national origin. Offers to purchase will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433, Adoption of VA's Policy Against Discrimination.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 24, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $200 % down, balance payable monthly at 8 % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW.
Atlanta, GA.....(D)

A. D. LITTLE AGENCY
19 Marietta St.
Marietta, GA.....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA.....(M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGCY
2670 Atlanta Street, NE.
Smyrna, GA.....(P)

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

PM GA

FULTON COUNTY

LH 184 771	1649 Sandtown Rd., SW. Atlanta, GA 10-69	5-2 Fr.	100x110x227 x54x207	Rep.	$16,100(M)
	Repair program posted in property.				
LH 187 132	985 Ashby Terr. NW. Atlanta, GA 9-69	7-4 Fr.	52x132	Rep.	12,200(D) 13,100
	Repair program posted in property.				
LH 189 351	1120 First St., NW. Atlanta, GA	5-2 BV	50x150		10,200(D) 10,500
	Repair program posted in property.				
LH 190 499	1745 Alvarado Ter. SW. Atlanta, GA	7-3 FR Alum.Siding	50x234x55 x258	OP	20,000(M)
	Minimum down payment $750.00				

DEKALB COUNTY

LH 165 500	168 Mead Rd. Decatur, GA 9-69 Fr.	10-3 Triplex 3-Baths	50x150	OP Rep.	15,000(D)
LH 165 645	75 Russell St. Atlanta, GA 10-69	6-2 Fr.	66x120	Rep.	12,500(D)
	Repair program posted in property.				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 24, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 % down, balance payable monthly at 8 % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2		**DEKALB COUNTY**			
LH 169 288	195 Melrich Ave., NE. Atlanta, GA 10-69	4-2 Fr.	50x125	Rep.	$13,000(D)
	Repair program posted in property.				
LH 174 012	216 Fourth Ave. Decatur, GA	5-3 Fr.	50x190	Rep.	11,600(D) 13,400
	Repair program posted in property.				
LH 177 490	2319 Cottage Grove Ave.SE. Atlanta, GA 6-69	10-4 Fr 1½B	180x149x274 x180	"ALL CASH"	10,000(D)
	Subject to the requirement of the City of Atlanta Housing Code				
LH 177 923	2600 Patrick Ct. SE. Atlanta, GA	6-3 BV&FR	65x141x75 x144	OP Rep.	14,000(D) 14,800
	Repair program posted in property.				
LH 182 456	1811 Hollyhock Ter. Decatur, GA	6-3 1½ FR.&BV	75x185x94x 44x223	OP Rep.	14,800(D) 15,700
	Repair program posted in property.				
LH 186 109	3091 Alston Drive SE. Atlanta, GA	5-2 Fr.	100x200	Rep.	9,000(D) 10,400
	Repair program posted in property.				
LH 188 846	1356 Sargent St. SE. Atlanta, GA	6-3 Fr.	60x168	OP Rep.	11,200(D) 12,000
	Repair program posted in property.				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 24, 1969

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730 Peachtree St., NE.
Atlanta, GA 30308

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MAGUIRE-SMART, INC.
916 Green St., P.O. Box 3526
Augusta, GA .....(S)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA.....(M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND COUNTY

SH 1120	905 Flythe Drive	6-3	132x235x78		"ALL CASH"	$7,500(O)
	11-69	Fr.	184x88			
	No repairs on utilities.					
SH 3962	1845 Watkins St.	5-3	42x160			8,500(S)
	12-69	Fr.			Rep.	10,500
	Repair program posted in property.					
LH 103 678	2011 Windsor Ave.	6-3	81x100		Rep.	11,700(S)
	10-69	Fr.				
	Repair program posted in property.					
LH 126 857	2831 Fairmount St.	5-3	100x127			10,700(S)
	11-69	Fr.			Rep.	12,500
	Repair program posted in property.					
LH 144 970	3008 Claudia Drive	7-4	87x130	OP	Rep.	16,500(O)
	8-69	BV&Fr.	1½B			
	Repair program posted in property.					
LH 169 024	1922 Olive Rd.	6-3	50x200		Rep.	12,000(O)
	10-69	BV&Fr.				
	Repair program posted in property.					
LH 183 061	1915 Williams Dr.	6-3	75x100			12,200(O)
	11-69	BV&Fr.			Rep.	13,000
	Repair program posted in property.					
LH 183 837	Wadsworth Court	5-3	100x200		Rep.	14,750(O)
	Grovetown, GA 6-69	BV&Fr.				
LH 190 178	1923 Pinehaven Rd.	6-3	100x300			17,100(O)
	12-69	BV			Rep.	17,600
	Minimum down payment $500.00					
	Repair program posted in property.					

VETERANS ADMINISTRATION.

SALES LISTING (MULTIPLE)

DATE: December 24, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, Georgia.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, Georgia.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 136 561	3320 Albert St.	5-2	80x120		$ 9,600(L)
		BV		Rep.	11,200
	Repair program posted in property.				
LH 149 622	849(Formerly 501)	5-3	70x150		14,400(L)
	Baxley Way	11-69 BV&Fr.		Rep.	15,250
	Repair program posted in property.				
LH 153 234	2949 Gleason Ave.	5-3	60x143	Rep.	11,000(F)
		3-69 Fr.			
LH 160 672	25 Patton Drive	4-2	59x10x145		
		11-67 BV	x60x143	Rep.	9,500(F)
	Subject to foundation settlement.				
LH 172 624	Richland Hwy.	8-4	6.7 Acres	Rep.	26,000(L)
	Lumpkin, GA	5-69. CB&Fr.	Down payment $1,000		
	Central A/C				
LH 174 276	13 Eddy Drive	4-2	70x243x50x218		
		6-69 FR&BV		Rep.	10,500(L)
	Financing limited to 25 years.				
LH 176 164	18 Artillery Drive	6-3	75x180	Rep.	14,600(L)
		5-69 BV&Fr.			
	Subject to foundation settlement.				
LH 181 824	6545 Forest Hill Drive	6½-3	100x130		17,000(L)
		9-69 1½B BV&Fr.		Rep.	17,500
	Minimum down payment $500.00				
	Repair program posted in property.				
LH 183 288	11 Cantrell Dr.	5-2	75x203	Rep.	10,900(L)
		10-69 Fr.			
	Financing limited to 25 years				
	Repair program posted in property				

VETERANS ADMINISTRATION.

SALES LISTING (MULTIPLE)

DATE: December 24, 1969

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730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page # 2		COLUMBUS, GEORGIA - MUSCOGEE COUNTY - Cont'd			
LH 188 266	4409 Sentry St.	5-3	149x103x102	OP	$14,000(L)
		12-69 BV&Fr.	x65x17	Rep.	14,900
		Repair program posted in property.			
LH 188 989	4503 Scott St.	7-3	80x140		17,500(F)
		1½B BV&Fr.		Rep.	18,750
		Repair program posted in property.			
		Minimum down payment $500.00			

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 24, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P.O. Box 6622
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA

SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 165 335 213 Sea Island Dr. 6-3 102x120 OP Rep. $18,500(K)
6-69 BV&Fr. 1½B
Minimum down payment $500.00
Repair program posted in property.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 24, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $100 % down, balance payable monthly at 8 % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

WILHITE REALTY CO.....(W)
1408 Watson Blvd.
Warner Robins, GA 31093

MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA.....(R)

WHIPPLE REALTY CO.
1010 Ball St.
Perry, GA.....(WH)

PM-GA

WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 79 095	224 Frances St.		5-3	75x175		$ 9,750(R)
		9-69	FR.		Rep.	11,200
	Repair program posted in property.					
LH 92 459	135 Frances St.		5-3	85x140		9,600(R)
		11-69	Fr.		Rep.	10,500
	Repair program posted in property.					
LH 113 964	700 McArthur Blvd.		4-2	65x110	OP Rep.	8,000(R)
		2-69	Fr.			
LH 130 636	203 Delaware Ave.		6-3	80x115x45x		14,000(R)
		10-69	BV&Fr. 1½B	62x195		
	Terms: $200 down payment.					
LH 135 242	709 McArthur Blvd.		5-2	65x123		7,100(R)
		8-69	Fr.		Rep.	8,300
	Repair program posted in property.					
LH 184 270	204 Devonwood Dr.		5½-3	80x140		14,400(R)
		4-69	BV&Fr. 1½B			
LH 187 189	106 Chuck Circle		5-3	55x113x103x		13,750(R)
		8-69	BV&Fr. 1½B	149	Rep.	14,600
	Repair program posted in property.					
LH 138 172	211 Willow Avenue		5½-3	95x132		13,350(W)
			BV 1½B		Rep.	14,250
	Repair program posted in property.					

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 24, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St. NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER,

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MISCELLANEOUS LISTING - GEORGIA

HARVEY GIVEN COMPANY
Sixth Avenue Bldg.
Rome, GA

ADAIRSVILLE

LH 187 918	Lawrence St.	6-3	184x246x161	OP Rep.	$18,900
	7-69	Stone	x428x167		

MILES INSURANCE & REALTY COMPANY
502 W. Shotwell St.
Bainbridge, GA 31717

BAINBRIDGE

LH 174 199	1606 E. Broughton St.	5-3	65x175		
	8-69	Fr.		Rep.	10,500

Repair program posted in property

BUDDY COLEY AGENCY
223 Commerce St.
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane	5-3	80x125	Rep.	11,500
	6-69	Fr. 1½B			

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 24, 1969

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526 3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 % down, balance payable monthly at 8 % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MISCELLANEOUS LISTING - GEORGIA - Continued

RICHARD W. LITTLEFIELD, REALTOR
186 S. Macon Street
Jesup, GA

JESUP

DL 89 718	124 Pine Bloom Dr.	5½-3	75x180x		$7,700
	11-69	Fr.	55x185	Rep.	9,100
	Repair program posted in property.				
LH 180 576	321 S. Bamboo St.	5-2	100x200	Rep.	9,750
	5-69	Fr.			
	Repair program posted in property.				

DUNCAN REALTY COMPANY
204 Spring St.
Rossville, GA

ROSSVILLE

LH 136 821	Rt. #5, Boynton Dr.	5-3	150x113x149x		10,500
	Ringgold, GA 11-69		111	Rep.	10,900
	Repair program posted in property.				
LH 173 168	112 Rowland Ave.	5-2	50x155		5,800
	Rossville, GA 10-69	Fr.		Rep.	6,750
	Repair program posted in property				

WATSON & KNOX INSURANCE AGENCY
Knox Bldg.
Thomson, GA

THOMSON

SH 3764	Earl Street	5-3	95x200	Rep.	9,000
	4-69	Fr.			
	Repair program posted in property.				
LH 149 126	SW Corner Langham &	8-4	135x200		21,900
	Hillcrest Dr. 7-69	BV&Fr. 1½B		Rep.	22,500
	Minimum down payment $750				
	Repair program posted in property.				

File

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE 1-30-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. [redacted] Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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1. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation Fr. Includes wood, asbestos siding and shingles; BV - brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

The best qualified offer will be accepted from those received within 3 workdays of the public appearance of the initial or revised listing.
VA properties are available to qualified individuals without regard to their race, color, religion or national origin. Offers to purchase will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433, Adoption of VA's Policy Against Discrimination.

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE January 30, 1970
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 GA Life Building, 66 Luckie St., N.W.
Atlanta, GA .....(D)

A. D. LITTLE AGENCY
19 Marietta Street
Marietta, GA ..... (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA ..... (M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGENCY
2670 Atlanta Street, N.E.
Smyrna, GA ..... (P)

PM-GA

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

FULTON COUNTY

LH 134 524	67 Delmoor Dr. N.W. Atlanta 12-69	5 - 3 BV Repair program posted in property	139x120x125x70	OP Rep.	$13,750 (D) 14,750
LH 160 910	1977 Spinks St. N.W. Atlanta	4 - 2 BV&Fr Repair program posted in property	50x170x50x168	OP Rep.	10,500 (D) 11,500
LH 166 913	1435 Allegheny St. S.W. 1-70	7 - 3 BV&FR Repair program posted in property (Minimum down payment $500.00	50x150	Rep.	16,000 (M) 17,200
LH 169 484	381 Lawton St. S.W. 12-69	6 - 3 Fr. Repair program posted in property	45 x 150	Rep.	9,200 (M) 10,750
LH 172 779	1631 Alvarado Terr. S.W. 1-70	6 - 3 Fr. 1½B Repair program posted in property	45 X 101	Rep.	14,000 (M) 15,250
LH 177 526	1444 Lanvale Dr. S.W. 1-70	6 - 3 Fr. Repair program posted in property	65x135	OP Rep.	12,900 (M) 14,250
LH 184 771	1649 Sandtown Rd., S.W. Atlanta, GA 10-69	5 - 2 Fr. Repair program posted in property.	100x110x227x54x207	Rep. OP	16,100 (M)
LH 186 479	946 Hollywood Rd. N.W. Atlanta 12-69	4 - 2 Fr. Financing limited to 25 years. Repair program posted in property.	40x114	OP Rep.	7,500 (D) 8,800

Cont't

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 30, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J.J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2

FULTON COUNTY

LH 187 132	985 Ashby Terr. N.W. Atlanta 9-69	7 - 4 Fr.	52x132	OP Rep.	$12,200 (D) 13,100 Repair program posted in property.
LH 189 351	1120 First St. N.W. Atlanta 1-70	5 - 2 BV	50x150	Rep.	10,200 (D) 10,500 Repair program posted in property.
LH 190 499	1745 Alvarado Ter. S.W. Atlanta, GA.	7 - 3 Alum. Siding	50x234x55x258		20,000 (M) Minimum down payment $750.00

DEKALB COUNTY

LH 135 128	1126 Wimberly St. N.E. Atlanta 10-69	6 - 3 Fr.	70x160	Rep.	10,000 (D) 11,000 Repair program posted in property
LH 163 280	1581 Boulerwood Dr. S.E. Atlanta 1-70	8 - 4 BV 2B	100x190x80x189	Rep.	28,500 (D) 29,500 Minimum down payment $2,000.00 Repair program posted in property
LH 165 645	75 Russell Street Atlanta, Ga. 10-69	6 - 2 Fr.	66x120	OP Rep.	12,500 (D) Repair program posted in property.
LH 169 288	195 Melrich Ave.,N.E. Atlanta, Ga. 10-69	4 - 2 Fr.	50x125	Rep.	13,000 (D) Repair program posted in property.
LH 174 012	216 Fourth Ave. Decatur, Ga. 12-69	5 - 3 Fr.	50x190	Rep.	11,600 (D) 13,400 Repair program posted in property.
LH 176 632	2251 Verna Dr. Decatur	8 - 4 BV 2½B	118x140	OP Rep.	24,900 (D) 26,250 Repair program posted in property. (Minimum down payment $1,500.00)
LH 177 490	2319 Cottage Grove Ave.S.E. Atlanta, GA 6.69	10 - 4 Fr. 1½B	180x149x274x180	"ALL CASH"	10,000 (D) Subject to the requirement of the City of Atlanta Housing Code
LH 177 923	2600 Patrick Ct.,S.E. Atlanta, GA 12-69	6 - 3 BV&Fr.	65x141x75x144	Rep.	14,000 (D) 14,800 Repair program posted in property
LH 186 109	3091 Alston Drive, S.E. Atlanta, GA 12-69	5 - 2 Fr.	100x200	Rep.	10,400 (D) Repair program posted in property

cont'd

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 30, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 8½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #3		DEKALB COUNTY			cont'd
LH 186 931	253 Garland Ave. Decatur 1-70	6 - 3 BV&Fr.	70x213x50x217		$16,500 (D) Rep. 17,800 Repair program posted in property (Minimum down payment $500.00
		CLAYTON COUNTY			
LH 131 001	705 Madison St. Forest Park GA	7 - 3 BV	70x170		$13,200 (M) Rep. 14,300 Repair program posted in property

VETERANS ADMINISTRATION

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MAGUIRE-SMART, INC.
916 Green St., P. O. Box 3526
Augusta, GA ..... (S)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA ..... (M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA ..... (O)

PM-GA — AUGUSTA, GEORGIA-RICHMOND COUNTY

SH 1120	905 Flythe Dr. 11-69	6-3 Fr.	132x235x78 184x88	"ALL CASH"	$ 7,500 (O)
		No repairs on utilities.			
SH 3962	1845 Watkins St. 12-69	5-3 Fr.	42x160	Rep.	8,500 (S) 10,500
		Repair program posted in property.			
LH 103 678	2011 Windsor Ave. 10-69	6-3 Fr.	81x100	Rep.	11,700 (S)
		Repair program posted in property.			
LH 126 857	2831 Fairmount St. 11-69	5-3 Fr.	100x127	Rep.	12,500 (S)
		Repair program posted in property.			
LH 144 970	3008 Claudia Dr. 8-69	7-4 BV&Fr. 1½B	87x130 OP	Rep.	16,500 (O)
		Repair program posted in property.			
LH 169 024	1922 Olive Rd. 10-69	6-3 BV&Fr.	50x200	Rep.	12,000 (O)
		Repair program posted in property.			
LH 183 061	1915 Williams Dr. 11-69	6-3 BV&Fr.	75x100	Rep.	12,200 (O) 13,000
		Repair program posted in property.			
LH 187 912	Moncrieff St.	6½-4 BV&Fr. 1½B	100x200	Rep.	17,500 (O) 18,250
		Minimum down payment $500 Repair program posted in property.			

Continued:

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 30, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office, 730 Peachtree St., N. E. Atlanta, GA 30308

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
PM-GA		AUGUSTA, GEORGIA - RICHMOND COUNTY			Continued:
LH 190 085	2436 Lenox Rd. 1-70	6-3 BV	89x127x57x 122	Rep.	$ 16,375 (O) 16,950
		Minimum down payment $500 Repair program posted in property.			
LH 190 178	1923 Pinehaven Rd. 12-69	6-3 BV	100x300	Rep.	17,600 (O)
		Minimum down payment $500 Repair program posted in property.			

VETERANS ADMINISTRATION

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The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 8 1/2 % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, Georgia ..... (F)

The Lewis Company Realtors
2217 Francis Street
Columbus, Georgia ..... (L)

PM-GA

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 136 561	3320 Albert Street 12-69	5 - 2 BV	80X120		$ 9,600 (L) Rep. 11,200
		Repair program posted in property.			
LH 149 622	849 (Formerly 501) Baxley Way 11-69	5 - 3 BV&FR	70 X 150		14,400 (L) Rep. 15,250
		Repair program posted in property.			
LH 153 234	2949 Gleason Ave. 3-69	5 - 3 Fr.	60x143	Rep.	11,000 (F)
LH 160 672	25 Patton Drive 11-67	4 - 2 BV	59x10x145x60x143	Rep.	9,500 (F)
		(Subject to foundation settlement.)			
LH 166 452	1360 Rosewood Dr.	5 - 3 BV&FR 2B	95x110x100x126		15,500 (F) Rep. 16,200
		Repair program posted in property.			
LH 172 624	Richland Hwy. Lumpkin, Ga. 5-69	8 - 4 CB&FR.	6.7 Acres Down payment $1,000	Rep.	26,000 (L)
		Central A/C			
LH 174 276	13 Eddy Drive 6-69	4 - 2 FR&BV	70x243x50x218 (Financing limited to 25 years.)	Rep.	10,500 (L)
LH 176 164	18 Artillery Drive 5.69	6 - 3 BV&Fr.	75x180	Rep.	14,600 (L)
		(Subject to foundation settlement.)			
LH 181 824	6545 Forest Hill Drive 9.69	6½ - 3 1½B BV&Fr.	100x130	OP Rep.	17,000 (L) 17,500
		Minimum down payment $500.00 Repair program posted in property.			
LH 182 551	4414 Curry St. 9.69	6 - 3 BV&Fr.	75x155	Rep.	15,000 (L)

Continued

VETERANS ADMINISTRATION

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Cont'd

Page # 2

PM-GA COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 183 288 — 11 Cantrell Drive 10-69 — 5 - 2 Fr. — 75 X 203 — Rep. — $10,900 (L)
(Financing limited to 25 years.)
Repair program posted in property

LH 188 989 — 4503 Scott Street 1.70 — 7 - 3 1½B BV&Fr. — 80X140 — OP Rep. — $18,750 (F)
Repair program posted in property.
Minimum down payment $500.00

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P. O. Box 6622
Savannah, GA ..... (K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA ..... (P)

SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 67 895 GA	2215 Alaska St.,	5-3	70x221		$6,700. (K)
		Fr.		Rep.	8,200.

Repair program posted in property.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA ..... (A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA ..... (R)

WILHITE REALTY CO.
1408 Watson Blvd.
Warner Robins, GA ..... (W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 79 095	224 Frances St. 9-69	5-3 Fr.	75x175		$ 9,750 (R) Rep. 11,200
		Repair program posted in property.			
LH 92 459	135 Frances St. 11-69	5-3 Fr.	85x140		9,600 (R) Rep. 10,500
		Repair program posted in property.			
LH 130 636	203 Delaware Ave. 10-69	6-3 BV&Fr. 1½B	80x115x45x 62x195		14,000 (R)
		Terms: $200 down payment.			
LH 135 242	709 McArthur Blvd. 8-69	5-2 Fr.	65x123		7,100 (R) Rep. 8,300
		Repair program posted in property.			
LH 182 839	210 Windsor Dr.	8-4 BV 2B	80x120		22,000 (R) Rep. 23,200
		Minimum down payment $750 Repair program posted in property.			
LH 184 270	204 Devonwood Dr. 4-69	5½-3 BV&Fr. 1½B	80x140		14,400 (R)
LH 187 189	106 Chuck Circle 8-69	5-3 BV&Fr. 1½B	55x113x103x 149		13,750 (R) Rep. 14,600
		Repair program posted in property.			

VETERANS ADMINISTRATION

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MISCELLANEOUS LISTING -- GEORGIA

MILES INSURANCE & REALTY COMPANY
502 W. Shotwell St.
Bainbridge, GA 31717

PM-GA — BAINBRIDGE

LH 174 199	1606 E. Broughton St.	5-3	65x175	Rep.	$10,500
	8-69	Fr.			

Repair program posted in property.

SHIFLETT REALTY & INSURANCE AGENCY
224- 1/2 Main St.
Cedartown, GA 30125

CARTERSVILLE

DL 116 874	113 Douglas St.	7-3	55x180		9,700
	12-69	Fr. 2B		Rep.	10,600

Repair program posted in property.

HEAD REALTY COMPANY
105 Commercial St.
Conyers, GA 30207

CONYERS

LH 173 373	936 Lakeshore Dr.	4-2	75x243x85x		10,500
		Fr.	43	Rep.	11,250

Repair program posted in property.

BUDDY COLEY AGENCY
223 Commerce St.
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane	5-3	80x125	Rep.	11,500
	6-69	Fr. 1½B			

RICHARD W. LITTLEFIELD, REALTOR
186 S. Macon Street
Jesup, GA 31545

JESUP

DL 89 718	124 Pine Bloom Dr.	5½-3	75x180x55x		7,700
	11-69	Fr.	185	Rep.	9,100

Repair program posted in property.

VETERANS ADMINISTRATION

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Page #2 MISCELLANEOUS LISTING- GEORGIA - Continued

PM-GA

THORNTON REALTY COMPANY
536 First St.
Macon, GA 31201

MACON, GA

LH 163 602	3548 McKenzie Dr.	5-2	75x219		$ 7,000
		Fr.		Rep.	8,600

Repair program posted in property.

DUNCAN REALTY COMPANY
204 Spring St.
Rossville, GA

ROSSVILLE

DL 113 817	Rt. #1 1729 Pine Hill Rd.	5-2	50x100		5,750
	1-70	Fr		Rep.	6,900

Repair program posted in property.

LH 136 821	Rt. #5, Boynton Dr.	5-3	150x113x149x		10,500
	Ringgold, GA		111	Rep.	10,900
	11-69	Repair program posted in property.			
LH 173 168	112 Rowland Ave.	5-2	50x155		5,800
	Rossville, GA	Fr.		Rep.	6,750
	10-69	Repair program posted in property.			

WATSON & KNOX INSURANCE AGENCY
Knox Bldg.
Thomson, GA

THOMSON

SH 3764	Earl Street	5-3	95x200	OP Rep.	9,000
	4-69	Fr.			

Repair program posted in property.

LH 149 126	SW Corner Langham &	8-4	135x200		21,900
	Hillcrest Dr.	BV&Fr. 1½B		Rep.	22,500
	7-69	Minimum down payment $750			

Repair program posted in property.

HARRY S. LOOPER
2010A W. Crawford St.
Dalton, GA 30720

TUNNEL HILL

LH 163 363	Rt. #1	5-3	200x351x65x		7,000
		Fr.	400	Rep.	7,900

Repair program posted in property.

FIG

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE 2-27-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. [redacted] Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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1. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as Repaired - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one (1) bath unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation Fr. Includes wood, asbestos siding and shingles; BV - brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

The best qualified offer will be accepted from those received within 3 workdays of the public appearance of the initial or revised listing.
VA properties are available to qualified individuals without regard to their race, color, religion or national origin. Offers to purchase will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433, Adoption of VA's Policy Against Discrimination.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 27, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St. N.W.
Atlanta, GA ..... (D)

A. D. LITTLE AGENCY
19 Marietta Street
Marietta, GA ..... (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA ..... (M)

POSTON, GUTHRIE & FOWLER RLTY & INS. AGENCY
2670 Atlanta Street, N.E.
Smyrna, GA ..... (P)

PM-GA

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

FULTON COUNTY

LH 153 019	942 Margaret Pl. N.W. Atlanta	5 - 3 75 X 150 Fr. 1½P Repair program posted in property		$12,400 Rep. 13,500	(D)
LH 160 910	1977 Spinks St. N.W. Atlanta	4 - 2 50x170x50x168 BV&FR Repair program posted in property	OP Rep.	10,500 11,500	(D)
LH 166 913	1435 Allegheny St. S.W. Atlanta 1-70	7 - 3 50x150 BV&FR Repair program posted in property (Minimum down payment $500.00)	OP Rep.	16,000 17,200	(M)
LH 169 484	381 Lawton St., S.W. Atlanta 12-69	6 - 3 45 X 150 Fr. Repair program posted in property	Rep.	9,200 10,750	(M)
LH 172 779	1631 Alvarado Terr. S.W. Atlanta 1-70	6 - 3 45 X 101 Fr. 1½B Repair program posted in property	OP Rep.	14,000 15,250	(M)
LH 177 526	1444 Lanvale Dr.,S.W. Atlanta 1-70	6 - 3 65x135 Fr. Repair program posted in property	Rep.	14,250	(M)
LH 184 616	619 Ferris St. S.W. Atlanta	6 - 3 55 X 150 BV 1½B Minimum down payment $500.00 Repair program posted in property	OP Rep.	17,500 18,600	(M)

Continued

VETERANS ADMINISTRATION

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page # 2			FULTON COUNTY		
LH 184 619	1910 Meador Ave. S.E. Atlanta 2-70	5 - 2 Fr.	50x170		$9,000 (D) Rep. 9,850 Repair program posted in property
LH 184 771	1649 Sandtown Rd., S.W. Atlanta 10-69	5 - 2 FR.	100x110x227x54 X207	Rep. 16,100 (M) OP	(Repair program posted in property.)
LH 186 479	946 Hollywood Rd., N.W. Atlanta 12-69	4 - 2 FR.	40x114	OP Rep.	7,500 (D) 8,800 (Financing limited to 25 years. Repair program posted in property.
LH 187 132	985 Ashby Terr. N.W. Atlanta 9-69	7 - 4 Fr.	52x132	Rep. 13,100 (D) OP	Repair program posted in property.
LH 189 351	1120 First St. N.W. Atlanta 1-70	5 - 2 BV	50x150	Rep.	10,500 (D) Repair program posted in property.
LH 190 499	1745 Alvarado Ter. S.W. Atlanta	7 - 3 Alum. Siding	50x234x55x258	OP	20,000 (M) Minimum down payment $750.00
LH 192 350	2164 Beecher Cir. S.W. Atlanta	6 - 2 BV 2B	80x303x80x279	OP Rep.	21,500 (M) 22,500 Minimum down payment $750.00 Repair program posted in property.
			DEKALB COUNTY		
LH 135 128	1126 Wimberly St. N.E. Atlanta 10-69	6 - 3 Fr.	70x160	Rep.	10,000 (D) 11,000 Repair program posted in property
LH 163 280	1581 Boulderwood Dr., S.E. Atlanta 1-70	8 - 4 BV 2B	100x190x80x189	OP Rep.	28,500 (D) 29,500 Minimum down payment $2,000.00 Repair program posted in property.
LH 169 288	195 Melrich Ave., N.E. Atlanta 10-69	4 - 2 Fr.	50x125	Rep.	13,000 (D) Repair program posted in property.
LH 174 012	216 Fourth Ave. Decatur 12-69	5 - 3 Fr.	50x190	Rep.	11,600 (D) 13,400 Repair program posted in property.

Continued

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 27, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 8½ % for terms up to years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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Page # 3

DEKALB COUNTY

LH 177 490	2319 Cottage Grove Ave. S.E. Atlanta 6-69	10 - 4 Fr. 1½B Subject to the requirement of the City of Atlanta Housing Code Minimum down payment $1,000.00 Financing limited to 15 Years	180x149x274x180	OP	$10,000 (D)
LH 177 923	2600 Patrick Ct., S.E. Atlanta 12-69	6 - 3 BV&FR. Repair program posted in property	65x141x75x144	Rep.	14,000 (D) 14,800
LH 186 109	3091 Alston Drive, S.E. Atlanta 12-69	5 - 2 Fr. Repair program posted in property	100x200	Rep.	10,400 (D)
LH 186 931	253 Garland Avenue Decatur 1-70	6 - 3 BV&Fr. Repair program posted in property	70x213x50x217	Rep.	16,750
LH 189 419	1896 Grandview Cir. S. E. Atlanta	5 - 2 BV Repair program posted in property.	90x149x50x170	Rep.	16,500 (D) 17,500
LH 192 457	2980 Pasadena Dr. Decatur	6 - 3 BV&FR 2B Repair program posted in property Minimum down payment $500.00	72x140	OP Rep.	18,300 (D) 19,300

CLAYTON COUNTY

LH 131 001	705 Madison St. Forest Park	7 - 3 BV Repair program posted in property	70x170	OP Rep.	13,200 (M) 14,300

COBB COUNTY

LH 163 557	106 Crabapple Dr. Mableton 2-70	7 - 3 Fr. Repair program posted in property.	100x280	Rep.	14,500 (P) 16,100
LH 190 579	4441 Scott Drive Kennesaw 2-70	8 - 4 BV 2½B Minimum down payment $1,000.00	200x184x165		27,500 (P)

VETERANS ADMINISTRATION

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Building
Augusta, GA ..... (MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA ..... (M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA ..... (O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND COUNTY

SH 1120	905 Flythe Dr. 11-69	6-3 Fr	132x235x78 184x88	(ALL CASH)	$ 7,500 (O)
	No repairs on utilities.				
SH 3962	1845 Watkins St. 12-69	5-3 Fr	42x160	Rep.	8,500(MR) 10,500
	Repair program posted in property.				
LH 126 857	2831 Fairmount St. 11-69	5-3 Fr	100x127	Rep.	12,500(MR)
	Repair program posted in property.				
LH 169 024	1922 Olive Rd. 10-69	6-3 BV&Fr	50x200	Rep.	12,000 (O)
	Repair program posted in property.				
LH 187 912	Moncrieff St.	6½-4 BV&Fr 1½B	100x200	Rep.	17,500 (O) 18,250
	Minimum down payment $500. Repair program posted in property.				
LH 190 085	2436 Lenox Rd. 1-70	6-3 BV	89x127x57x 122	Rep.	16,950 (O)
	(Minimum down payment $500) (Repair program posted in property.)				
LH 190 178	1923 Pinehaven Rd. 12-69	6-3 BV	100x300	Rep.	17,600 (O)
	Minimum down payment $500. Repair program posted in property.				
LH 192 195	2844 Thomas Lane	4-2 Fr & BV	105x135x150x 157	Rep.	10,700(MR) 11,250
	Repair program posted in property.				
LH 195 595	2535 Brookshire Rd. 2-70	6½-3 BV 2B	85x120	Rep.	19,200(MR) 19,500
	Repair program posted in property.				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 27, 1970

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730 Peachtree St. N.E.
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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, Georgia ..... (F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, Georgia ..... (L)

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

PM-GA

LH 136 561	3320 Albert Street 12-69	5 - 2 BV Repair program posted in property.	80 X 120		Rep. $11,200 (L)
LH 138 688	604 Parkchester Dr. 1-70	6 - 3 Fr. Repair program posted in property.	65x128x65x133	Rep.	10,500 (F) 12,200
LH 149 622	849 (Formerly 501) Baxley Way 11-69	5 - 3 BV&FR Repair program posted in property.	70 X 150		Rep. 15,250 (L)
LH 153 234	2949 Gleason Avenue 3-69	5 - 3 Fr.	60 X 143		Rep. 11,000 (F)
LH 160 672	25 Patton Drive 11-67	4 - 2 BV (Subject to foundation settlement.)	59x10x145x60x143		Rep. 9,500 (F)
LH 166 452	1360 Rosewood Drive	5 - 3 BV&Fr 2B Repair program posted in property.	95x110x100x126	Rep.	15,500 (F) 16,200
LH 172 624	Richland Hwy. Lumpkin, Ga. 5-69	8 - 4 CB&FR Down payment $1,000.00 Central A/C	6.7 Acres OP	Rep.	22,500 (L)
LH 174 276	13 Eddy Drive 6.69	4 - 2 BV&Fr. (Financing limited to 25 years.)	70x243x50x218		Rep. 10,500 (L)
LH 176 164	18 Artillery Drive 5-69	6 - 3 BV&Fr. (Subject to foundation settlement.)	75 X 180 OP		Rep. 14,600 (L)
LH 181 824	6545 Forest Hill Drive 9-69	6½ - 3 1½B BV&Fr. Minimum down payment $500.00 Repair program posted in property.	100 X 130 OP		Rep. 17,500 (L)
LH 182 551	4414 Curry Street 9.69	6 - 3 BV & Fr.	75 X 155 OP		Rep. 15,000 (L)

continued

VETERANS ADMINISTRATION

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Page #2

PM-GA COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 183 288 11 Cantrell Drive 10-69
5 - 2 75 X 203 Rep. $10,900 (L)
Fr.
(Financing limited to 25 years.)

LH 188 989 4503 Scott Street 1-70
7 - 3 80 X 140 OP Rep. 18,750 (F)
1½B BV&Fr.
Repair program posted in property.
Minimum down payment $500.00

LH 193 123 2724 Lee Street 2-70
6 - 3 70x142x80x127 (F)
Fr. Rep. 14,000
Repair program posted in property

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P. O. Box 6622
Savannah, GA .....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA .....(P)

SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 67 895 GA	2215 Alaska St.,	5-3 Fr	70x221		$ 6,700 (K)
				Rep.	8,200.

Repair program posted in property.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA .....(A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA .....(R)

WILHITE REALTY CO.
1408 Watson Blvd.
Warner Robins, GA .....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 79 095	224 Frances St. 9-69	5-3 Fr	75x175	Rep.	$ 9,750 (R) 11,200
LH 92 459	135 Frances St. 11-69	5-3 Fr	85x140	Rep.	9,600 (R) 10,500
LH 130 636	203 Delaware Ave. 10-69	6-3 BV&Fr 1½B	80x115x45x 62x195		OP 14,000 (R)
	Terms: $200 down payment.				
LH 135 242	709 McArthur Blvd. 8-69	5-2 Fr	65x123	Rep.	7,100 (R) 8,300
LH 182 839	210 Windsor Dr. 12-69	8-4 BV 2B	80x120	Rep.	22,000 (R) 23,200
	Minimum down payment $750. Repair program posted in property.				
LH 184 270	204 Devonwood Dr. 4-69	5½-3 BV&Fr 1½B	80x140		14,400 (R)
LH 187 189	106 Chuck Cir. 8-69	5-3 BV&Fr 1½B	55x113x103x 149	Rep.	13,750 (R) 14,600
	Repair program posted in property.				

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MISCELLANEOUS LISTING - GEORGIA

MILES INSURANCE & REALTY COMPANY
502 W. Shotwell Street
Bainbridge, GA 31717

PM-GA — BAINBRIDGE

LH 174 199	1606 E. Broughton St.	5-3	65x175	Rep.	$ 10,500
	8-69	Fr	-		

Repair program posted in property.

SHIFLETT REALTY & INSURANCE AGENCY
224½ Main Street
Cedartown, GA 30125

CARTERSVILLE

DL 116 874	113 Douglas St.	7-3	55x180	OP	9,700
	12-69	Fr 2-B		Rep.	10,600

Repair program posted in property.

BUDDY COLEY AGENCY
223 Commerce St.
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane	5-3	80x125	Rep.	11,500
	6-69	Fr 1½B			

THORNTON REALTY COMPANY
536 First St.
Macon, GA 31201

MACON

LH 163 602	3548 McKenzie Dr.	5-2	75x219		7,000
	2-70	Fr		Rep.	8,600

Repair program posted in property.

VETERANS ADMINISTRATION

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2

MISCELLANEOUS LISTING- GEORGIA- Continued:

DUNCAN REALTY COMPANY
204 Spring St.
Rossville, GA

ROSSVILLE

LH 136 821	Rt. #5, Boynton Dr.	5-3	150x113x149x		$10,500
	Ringgold	Fr/Asb	111	Rep.	10,900
	11-69 Repair program posted in property.				
LH 173 168	112 Rowland Ave.	5-2	50x155		5,800
	Rossville	Fr		Rep.	6,750
	10-69 Repair program posted in property.				
LH 178 275	737 Mary Agnes Dr.	5-3	65x122x130x	OP	12,500
	Rossville	Fr 1½B	123	Rep.	13,000
	1-70 Repair program posted in property.				

WATSON & KNOX INSURANCE AGENCY
Knox Building
Thomson, GA

THOMSON

LH 149 126	SW Corner Langham &	8-4	135x200	OP	21,500
	Hillcrest Dr.	BV&Fr 1½B		Rep.	22,100
	7-69 Minimum down payment $750. Repair program posted in property.				

EMORY BASS COMPANY REALTORS - -------- (B)
509 N. Patterson St.
Valdosta, GA

H. B. HURLEY, REALTOR - ------- (H)
115 East Adair Street
Valdosta, GA 31601

VALDOSTA

DL 105 924	2717 Second St.	6-3	82x150 (B)	OP	7,900
	2-70	Fr		Rep.	9,400
	Repair program posted in property.				
DV 5295	1901 Hutchinson St.	4-2	50x150 (B)		5,300
	2-70	Fr		Rep.	6,500
	Repair program posted in property.				

FILE

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 3-27-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. [redacted] Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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1. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation-Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum- aluminum; Conc. Blk- concrete block, Offers Pending -OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE March 27, 1970

FROM	Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St. N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

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DUNCAN REALTY COMPANY
505 GA LIFE BLDG., 66 Luckie St. N.W.
Atlanta, Georgia .....(D)

A. D. LITTLE AGENCY
19 Marietta Street
Marietta, Georgia ..... (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia ..... (M)

POSTON, GUTHRIE & FOWLER REALTY & INS. AGENCY
2670 Atlanta Street, N.E.
Smyrna, Georgia ..... (P)

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

PM-GA — FULTON COUNTY

LH 153 019	942 Margaret Pl. N.W. Atlanta	5 - 3 75 X 150 OP $12,400 (D) Fr. 1½B Rep. 13,500 Repair program posted in property
LH 161 292	2160 LaDawn Lane, N.W. Atlanta	6 - 3 70x131x73x107 14,500 (D) Fr. 2B Rep. 15,500 Repair Program Posted In Property
LH 166 913	1435 Allegheny St., S.W. Atlanta 1-70	7 - 3 50 X 150 OP Rep. 17,200 (M) BV&FR Repair program posted in property (Minimum down payment $500.00)
LH 169 484	381 Lawton St., S.W. Atlanta 12-69	6 - 3 45 X 150 Rep. 10,750 (M) Fr. (Repair Program posted in property)
LH 173 314	28 Johnson Rd. N.W. Atlanta	10 - 4 60 X 150 10,200 (D) Fr. 2B Rep. 11,500 (Basement area has terrace apartment) Repair program posted in property
LH 177 526	1444 Lanvale Dr. S.W. Atlanta 1-70	6 - 3 65 X 135 OP Rep. 14,250 (M) Fr. Repair program posted in property
LH 184 619	1910 Meador Ave. S.E. Atlanta 2 - 70	5 - 2 50 X 170 9,000 (D) Fr. Rep. 9,850 Repair program posted in property
LH 184 771	1649 Sandtown Rd. S.W. Atlanta 10-69	5 - 2 100x110x227x54x207 OP Rep. 16,100 (M) FR (Repair program posted in property.)

Continued

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 27, 1970

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730 Peachtree St. N.E.
Atlanta, Georgia 30308

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Page #2
PM-GA

FULTON COUNTY

LH 186 479	946 Hollywood Rd., N.W. Atlanta 12-69	4 - 2 Fr.	40 X 114	Rep.	$7,500. (D) 8,800
		(Financing limited to 25 years.) Repair program posted in property.			
LH 189 351	1120 First St. N.W. Atlanta 1-70	5 - 2 BV	50 X 150	Rep.	10,500 (D)
		Repair program posted in property.			
LH 191 772	1408 Nash Rd. N.W. Atlanta	5 - 2 BV	54x311x68x33	Rep.	16,500 (D) 17,500
		Repair program posted in property.			
LH 192 350	2164 Beecher Cir. S.W. Atlanta 1-70	6 - 2 BV 2B	80x303x80x279	OP Rep.	21,500 (M) 22,500
		Minimum down payment $750.00 Repair program posted in property.			
LH 197 670	1255 Veltre Circle S.W. Atlanta	7 - 3 BV 2½B (No repairs required)	88 X 251		29,950 (M)
		Minimum down payment $1,500.			

DEKALB COUNTY

LH 135 128	1126 Wimberly St. N.E. Atlanta 10-69	6 - 3 Fr.	70 X 160	Rep.	10,000 (D) 11,000
		Repair program posted in property			
LH 155 572	29 Roseclair Drive, S.E. Atlanta 2-70	5 - 2 Fr.	63x125x43x65 X20x59	Rep.	12,500 (D) 13,500
		Repair program posted in property			
LH 163 280	1581 Boulderwood Dr. S.E. Atlanta 1-70	8 - 4 BV 2B	100x190x80x189	OP Rep.	28,500 (D) 29,500
		Minimum down payment $2,000.00 Repair program posted in property.			
LH 169 288	195 Melrich Ave.,N.E. Atlanta 10-69	4 - 2 Fr.	50 X 125	Rep.	13,000 (D)
		Repair program posted in property.			
LH 174 012	216 Fourth Avenue Decatur 12-69	5 - 3 Fr.	50 X 190	Rep.	11,600 (D) 13,400
		Repair program posted in property.			

Continued

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 27, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. down, balance payable monthly at 8½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #3
PM-GA

DEKALB COUNTY

LH 186 109	3091 Alston Drive, S.E. Atlanta 12-69	5 - 2 Fr.	100 X 200 Repair program posted in property	Rep.	$10,400 (D)
LH 186 931	253 Garland Avenue Decatur 1-70	6 - 3 BV&Fr. Repair program posted in property	70x213x50x217 OP	Rep.	16,750 (D)
LH 189 419	1896 Grandview Cir. S.E. Atlanta 2-70	5 - 2 BV Repair program posted in property.	90x149x50x170 OP	Rep.	17,500 (D)

COBB COUNTY

LH 190 579	4441 Scott Drive Kennesaw 2-70	8 - 4 BV 2½B Minimum down payment $1,000.00	200x184x165		27,500 (P)

NO PROPERTIES AVAILABLE IN CLAYTON COUNTY

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 27, 1970

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730 Peachtree Street, N.E.
Atlanta, GA 30308

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MAGUIRE REALTY COMPANY
Room 620 Southern Finance Building
Augusta, GA ..... (MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinze, GA ..... (M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA ..... (O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND COUNTY

SH 1120	905 Flythe Dr. 11-69	6-3 Fr	132x235x78x 184x88	(ALL CASH)	$ 7,500 (O)
	No repairs on utilities.				
SH 3962	1845 Watkins St. 12-69	5-3 Fr	42x160	Rep.	8,500(MR) 10,500
	Repair program posted in property.				
LH 126 857	2831 Fairmount St. 11-69	5-3 Fr	100x127	Rep.	12,500(MR)
	Repair program posted in property.				
LH 171 228	2523 Corbin Pl.	4-2 Fr	65x128x60x150	Rep.	8,000(MR) 9,200
	Repair program posted in property.				
LH 175 775	3311 Karian Dr.	7-3 BV	75x140	Rep.	16,200(MR) 16,800
	Repair program posted in property.				
LH 187 912	Moncrieff St.	6½-4 BV&Fr 1½B	100x200	Rep.	17,500 (O) 18,250
	Terms: $500. Minimum down payment. Repair program posted in property.				
LH 190 085	2436 Lenox Rd. 1-70	6-3 BV	89x127x57x 122	Rep.	16,950 (O)
	Terms: $500. Minimum down payment. Repair program posted in property.				
LH 193 199	3326 Idlewild Dr. 2-70	6-3 BV 1½B	80x120	Rep.	17,200(MR) 17,700
	Terms: $500. Minimum down payment. Repair program posted in property.				

Continued:

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 27, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2	AUGUSTA, GEORGIA - RICHMOND COUNTY Continued:				
LH 195 140	124 Courtland Dr. 2-70	5-2 C/B & Fr	70x133x35x 79x155	Rep.	$10,750 (MR)
	Repair program posted in property.				
LH 195 595	2535 Brookshire Rd. 2-70	6½-3 BV-2B	85x120	Rep.	19,500(MR)
	Repair program posted in property. Terms: $500. Minimum down payment.				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 27, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, Georgia .....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, Georgia .....(L)

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

PM-GA

SH 1437	2420 Bruce St. 3-70	5-2 Fr & JB "ALL CASH" No utility check	60x150		$ 6,000(F)
LH 136 561	3320 Albert Street 12-69	5-2 BV Repair program posted in property.	80x120	OP Rep.	11,200 (L)
LH 138 688	604 Parkchester Dr. 1-70	6-3 Fr. Repair program posted in property.	65x128x65x133	Rep.	12,200 (F)
LH 153 234	2949 Gleason Ave. 3-69	5-3 Fr.	60x143	Rep.	11,000 (F)
LH 160 672	25 Patton Dr. 11-67	4-2 BV (Subject to foundation settlement.)	59x10x145x60x 143	Rep.	9,500 (F)
LH 166 452	1360 Rosewood Dr. 2-70	5-3 BV&Fr 2B Repair program posted in property.	95x110x100x126	OP. Rep.	16,200 (F)
LH 174 276	13 Eddy Dr. 6-69	4-2 BV&Fr Terms: Financing limited to 25 years.	70x243x50x218	Rep.	10,500 (L)
LH 176 164	18 Artillery Dr. 5-69	6-3 BV&Fr Subject to foundation settlement.	75x180	Rep.	14,600 (L)
LH 181 824	6545 Forest Hill Dr. 9-69	6½-3 BV&Fr 1½B Terms: Minimum down payment $500.00 Repair program posted in property.	100x130	OP Rep.	17,500 (L)

Continued:

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 27, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

PM-GA

LH 182 551	4414 Curry Street 9-69	6-3 BV&Fr	75x155	OP	Rep. $15,000 (L)
LH 183 288	11 Cantrell Dr. 10-69	5-2 Fr (Financing limited to 25 years)	75x203		Rep. 10,900 (L)
LH 188 989	4503 Scott Street 1-70	7-3 BV&Fr 1½B Terms: Minimum down payment $500.00 Repair program posted in property.	80x140	OP	Rep. 18,750 (F)
LH 193 123	2724 Lee St. 2-70	6-3 Fr Repair program posted in property.	70x142x80x127		Rep. 14,000 (F)
LH 193 921	5714 Cameo St. 2-70	7-4 BV 2B Terms: Minimum down payment $500.00 Repair program posted in property.	80x125	OP	Rep. 19,500 (F)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 27, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms $100 % down, balance payable monthly at 8½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, (Credit Statement of Prospective Purchaser and Contract of Sales), on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA .....(A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA .....(R)

WILHITE REALTY CO.
1408 Watson Blvd.
Warner Robins, GA .....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 79 095	224 Frances St. 9-69	5-3 Fr	75x175	 Rep.	$ 9,750 (R) 11,200
LH 92 459	135 Frances St. 11-69	5-3 Fr	85x140	 Rep.	9,600 (R) 10,500
LH 114 398	609 McArthur Blvd.	4½-2 Fr	188x140x113x35x 30	 Rep.	7,100 (W) 8,100
LH 129 837	102 Utah Ave. 10-69	5½-3 BV 1½B	80x130x60x 130	 Rep.	10,500 (R) 11,500
		Repair program posted in property.			
LH 130 636	203 Delaware Ave. 10-69	6-3 BV&Fr. 1½B	80x115x45x 62x195	OP	14,000 (R)
		Terms: $200 down payment.			
LH 135 242	709 McArthur Blvd. 8-69	5-2 Fr	65x123	 Rep.	7,100 (R) 8,300
LH 171 680	317 Evergreen St.	5-3	100x125x60 x130	 Rep.	9,200 (R) 9,950
		Repair program posted in property.			
LH 182 839	210 Windsor Dr. 12-69	8-4 BV 2B	80x120	 Rep.	22,000 (R) 23,200
		Terms: $750. minimum down payment Repair program posted in property.			
LH 184 270	204 Devonwood Dr. 4-69	5½-3 BV&Fr 1½B	80x140		14,400 (R)
LH 194 926	718 McArthur Blvd. 2-70	5-2 Fr	65x110	 Rep.	8,300 (W) 9,000
		Repair program posted in property.			

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE) .	DATE March 27, 1970

FROM	Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., N.E. Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER		TELEPHONE NO. 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P.O. Box 6622
Savannah, GA .....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA .....(P)

SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 67 895 GA	2215 Alaska St., 2-70	5-3 Fr	70x221	Rep.	$ 8,200 (K)
		Repair program posted in property.			
LH 191 819 GA	1302 Collins St.	4-2 Fr	47x84	Rep.	7,500 (P) 8,500
		Repair program posted in property.			

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 27, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526 -3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MISCELLANEOUS LISTING - GEORGIA

MILES INSURANCE & REALTY COMPANY
502 W. Shotwell Street
Bainbridge, GA 31717

PM-GA — BAINBRIDGE

LH 174 199	1606 E. Broughton St. 8-69	5-3 Fr	65x175	Rep.	$10,500

Repair program posted in property.

BUDDY COLEY AGENCY
223 Commerce St.
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane 6-69	5-3 Fr 1½B	80x125	Rep.	11,000

THORNTON REALTY COMPANY
536 First St.
Macon, GA 31201

MACON

LH 163 602	3548 McKenzie Dr. 2-70	5-2 Fr	75x219	Rep.	8,600

Repair program posted in property.

LH 191 040	2088 Cedar St. 2-70	5-3 Fr	122x85x148 x94	Rep.	10,500 11,500

Repair program posted in property.

DUNCAN REALTY COMPANY
204 Spring St.
Rossville, GA

ROSSVILLE

LH 136 821	Rt. #5, Boynton Dr. Ringgold	5-3 Fr/Asb.	150x113x149x 111	OP Rep.	10,500 10,900

11-69 Repair program posted in property.

LH 173 168	112 Rowland Ave. Rossville	5-2 Fr	50x155	Rep.	5,800 6,750

10-69 Repair program posted in property.

Continued:

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: March 27, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree Street, N.E.
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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2 MISCELLANEOUS LISTING - GEORGIA - Continued:

PM-GA

EMORY BASS COMPANY REALTORS,---------- (B)
509 N. Patterson St.
Valdosta, GA

H. B. HURLEY, REALTOR ---------- (H)
115 East Adair Street
Valdosta, GA 31601

VALDOSTA

DV 5295	1901 Hutchinson St.	4-2	50x150		$ 5,300 (B)
	2-70	Fr		Rep.	6,500
	Repair program posted in property.				
LH 182 438	1710 Lakeland Ave.	5-2	67x125		12,200 (H)
		Fr		Rep.	12,950
	Repair program posted in property.				

File

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 4-24-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. ~~[illegible] terms up to [illegible] years dependent on age, condition and other factors.~~ Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation -Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum- aluminum; Conc. Blk- concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

The best qualified offer will be accepted from those received within 3 workdays of the public appearance of the initial or revised listing. VA properties are available to qualified individuals without regard to their race, color, religion or national origin. Offers to purchase will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433, Adoption of VA's Policy Against Discrimination.

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 24, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

DUNCAN REALTY COMPANY
505 GA LIFE BLDG., 66 Luckie St. N.W.
Atlanta, Georgia ..... (D)

A. D. LITTLE AGENCY
19 Marietta Street
Marietta, Georgia ..... (L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, Georgia ..... (M)

POSTON, GUTHRIE & FOWLER REALTY INS. AGENCY
2670 Atlanta Street, N.E.
Smyrna, Georgia ..... (P)

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

PM-GA — FULTON COUNTY

LH 153 019	942 Margaret Pl. N.W. Atlanta 3-70	5 - 3 75 X 150 Fr. 1½B Repair program posted in property	OP Rep.	$12,400 13,500	(D)
LH 168 112	765 Olympian Dr. S.W. Atlanta	6 - 3 89x106x89x92 Fr. Repair program posted in property	 Rep.	15,500 16,900	(M)
LH 169 484	381 Lawton St., S.W. Atlanta 12-69	6 - 3 45 X 150 Fr. (Repair Program posted in property)	OP Rep.	10,750	(M)
LH 173 314	28 Johnson Rd. N.W. Atlanta 4-70	10 - 4 60 X 150 Fr. 2B (Basement area has terrace apartment) Repair program posted in property.	 Rep.	10,200 11,500	(D)
LH 177 526	1444 Lanvale Dr. S.W. Atlanta 1-70	6 - 3 65 X 135 Fr. Repair program posted in property	OP Rep.	14,250	(M)
LH 184 619	1910 Meador Ave. S.E. Atlanta 2-70	5 - 2 50 X 170 Fr. (Repair program posted in property	OP Rep.	9,850	(D)
LH 186 479	946 Hollywood Rd.,N.W. Atlanta 12-69	4 - 2 40 X 114 Fr. (Financing limited to 25 years.) Repair program posted in property.	 Rep.	7,500 8,800	(D)
LH 189 351	1120 First St. N.W. Atlanta 1-70	5 - 2 50 X 150 OP Rep. BV (Repair program posted in property.)		10,500	(D)

Continued

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 24, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St. N.E.
Atlanta, Georgia 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2
PM-GA

FULTON COUNTY

LH 190 095	58 Raymond St., S.W. Atlanta	6 - 2 Fr.	95 X 40	Rep.	$9,200 (M) 10,200
		Repair program posted in property			
LH 192 090	2885 Randall St. East Point 1-70	6 - 3 Fr.	62 X 150	Rep.	14,000 (M) 15,000
		Repair program posted in property.			
LH 192 350	2164 Beecher Cir. S.W. Atlanta 1-70	6 - 2 BV 2B (Minimum down payment $750.00)	80x303x80x279	Rep.	22,500 (M)
		Repair program posted in property.			

DEKALB COUNTY

LH 135 128	1126 Wimberly St. N.E. Atlanta 10-69	6 - 3 Fr.	70 X 160	Rep.	10,000 (D) 11,000
		Repair program posted in property			
LH 155 572	29 Roseclair Dr. S.E. Atlanta 2-70	5 - 2 Fr.	63x125x43x65x20x59	Rep.	12,500 (D) 13,500
		Repair program posted in property			
LH 163 280	1581 Boulderwood Dr. S.E. Atlanta 1-70	8 - 4 BV 2B	100x190x80x189	Rep.	28,500 (D) 29,500
		Minimum down payment $2,000.00 Repair program posted in property.			
LH 169 288	195 Melrich Ave., N.E. Atlanta 10-69	4 - 2 Fr.	50 X 125	Rep.	12,000 (D)
LH 174 012	216 Fourth Ave. Decatur 12-69	5 - 3 Fr.	50 X 190	Rep.	11,600 (D) 13,400
		Repair program posted in property.			
LH 186 109	3091 Alston Drive, S.E. Atlanta 12-69	5 - 2 Fr.	100 X 200 Repair program posted in property	Rep.	10,400 (D)
LH 189 419	1896 Grandview Cir. S.E. Atlanta 2-70	5 - 2 BV	90x149x50x170 Repair program posted in property.	OP Rep.	17,500 (D)

NO PROPERTIES AVAILABLE IN COBB COUNTY

NO PROPERTIES AVAILABLE IN CLAYTON COUNTY

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 24, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200. % down, balance payable monthly at 8½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MAGUIRE REALTY COMPANY
Room 620 Southern Finance Building
Augusta, GA.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA .....(M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA .....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND COUNTY

SH 1120	905 Flythe Dr. 11-69	6-3 Fr	132x235x78x 184x88	(ALL CASH)	$ 7,500 (O)
	No repairs on utilities.				
SH 3962	1845 Watkins St. 12-69	5-3 Fr	42x160	Rep.	10,500(MR)
	Repair program posted in property.				
LH 171 228	2523 Corbin Pl. 4-70	4-2 Fr	65x128x60x 150	Rep.	9,200(MR)
	Repair program posted in property.				
LH 175 775	3311 Karian Dr.	7-3 BV	75x140	Rep.	16,200(MR) 16,800
	Repair program posted in property.				
LH 187 822	3337 Elegans Dr. 4-70	6½-3 BV&Fr 1½B	80x125	Rep.	18,200 (O) 18,750
	TERMS: Minimum downpayment $500.00 Repair program posted in property.				
LH 187 912	Moncrieff St. 11-69	6½-4 BV&Fr 1½B	100x200	Rep.	17,500 (O) 18,250
	TERMS: Mimimum downpayment $500.00 Repair program posted in property.				
LH 190 085	2436 Lenox Rd. 1-70	6-3 BV	89x127x57x 122	Rep.	16,950 (O)
	TERMS: Minimum downpayment $500.00 Repair program posted in property.				

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DATE: April 24, 1970

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730 Peachtree Street, N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2	AUGUSTA, GEORGIA RICHMOND COUNTY				Continued:
LH 190 178	1923 Pinehaven Rd. 12-69	6-3 BV&Fr	100x300	Rep.	$17,600 (O)
	TERMS: Minimum downpayment $500.00				
LH 193 199	3326 Idlewild Dr. 2-70	6-3 BV 1½B	80x120	Rep.	17,700 (MR)
	TERMS: Mimimum downpayment $500.00 Repair program posted in property.				
LH 195 140	124 Courtland Dr. 2-70	5-2 C/B & Fr	70x133x35x 79x155	Rep.	10,750 (MR)
	Repair program posted in property.				
LH 195 595	2535 Brookshire Rd. 2-70	6½-3 BV-2B	85x120	Rep.	19,500 (MR)
	TERMS: Minimum downpayment $500.00. Repair program posted in property.				

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 24, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree Street, N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, Georgia .....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, Georgia .....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 5281	1106 Calvin Ave.	6-2	75x125x75x		$ 9,500 (L)
	4-70	Fr	131	Rep.	10,500
	Repair program posted in property.				
LH 138 688	604 Parkchester Dr.	6-3	65x128x65x	Rep.	12,200 (F)
	1-70	Fr	133		
	Repair program posted in property.				
LH 144 445	3931 Dexter Dr.	5-2	80x150	OP	10,400 (F)
		BV&Fr		Rep.	12,200
	Repair program posted in property.				
LH 153 234	2949 Gleason Ave.	5-3	60x143	Rep.	11,000 (F)
	3-69	Fr			
LH 160 672	25 Patton Dr.	4-2	59x10x145x60x	Rep.	9,500 (F)
	11-67	BV	143		
	(Subject to foundation settlement.)				
LH 181 824	6545 Forest Hill Dr.	6½-3	100x130	OP Rep.	17,500 (L)
	9-69	BV&Fr 1½B			
	TERMS: Minimum downpayment $500.00.				
	Repair program posted in property.				
LH 183 288	11 Cantrell Dr.	5-2	75x203	Rep.	10,900 (L)
	10-69	Fr			
	(Financing limited to 25 years).				
LH 188 989	4503 Scott Street	7-3	80x140	Rep.	18,750 (F)
	1-70	BV&Fr	1½B		
	TERMS: Minimum downpayment $500.00.				
	Repair program posted in property.				
LH 193 122	3209 College Ave.	6-3	84x119		24,600 (L)
		BV&Fr	2-B	Rep.	25,500
	TERMS: Minimum downpayment $750.00				
	Repair program posted in property.				
LH 197 542	3117 Clarabell St.	4-2	82x190x		9,100 (F)
		CB	177	Rep.	9,900
	(Financing limited to 25 years)				
	Repair program posted in property.				

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VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE April 24, 1970

FROM	Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., N.E. Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER		TELEPHONE NO. 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P.O. Box 6622
Savannah, GA. .....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA .....(P)

PM-GA

SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 67 895 GA	2215 Alaska St. 2-70	5-3 Fr	70x221	Rep.	$ 8,200 (K)
LH 191 819 GA	1302 Collins St. 4-70	4-2 Fr	47x84	OP Rep.	8,500 (P)

Repair program posted in property.

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 24, 1970

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730 Peachtree St., N. E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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MARION ALLEN INSURANCE & REALTY CO.
119 Main St.
Fort Valley, GA .....(A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA .....(R)

WILHITE REALTY CO.
1408 Watson Blvd.
Warner Robins, GA .....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 79 095	224 Frances St. 9-69	5-3 Fr	75x175	Rep.	$11,200 (R)
	Repair program posted in property.				
LH 92 459	135 Frances St. 11-69	5-3 Fr	85x140	Rep.	9,600 (R) 10,500
LH 114 398	609 McArthur Blvd.	4½-2 Fr	188x140x113x 35x30	OP Rep.	7,100 (W) 8,100
	Repair program posted in property.				
LH 129 837	102 Utah Ave. 10-69	5½-3 BV 1½-B	80x130x60x 130	Rep.	11,500 (R)
	Repair program posted in property.				
LH 135 242	709 McArthur Blvd. 8-69	5-2 Fr	65x123	Rep.	8,300 (R)
	Repair program posted in property.				
LH 142 998	207 Ruzzelle St.	6-3 BV&Fr	65x145	Rep.	9,000 (W) 9,950
	Repair program posted in property.				
LH 171 680	317 Evergreen St. 11-69	5-3 Fr	100x125x60x 130	Rep.	9,950 (R)
	Repair program posted in property.				
LH 182 839	210 Windsor Dr. 12-69	8-4 BV 2-B	80x120	Rep.	23,200 (R)
	TERMS: Minimum downpayment $750.00. Repair program posted in property.				
* LH 194 926	718 McArthur Blvd. 2-70	5-2 Fr	65x110	Rep.	8,300 (W) 9,000
	Repair program posted in property.				
*LH 184 270	204 Devonwood Dr. 4-69	5½-3 BV&Fr 1½-B	80x140	OP	14,400 (R)

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 24, 1970

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730 Peachtree Street, N.E.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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MISCELLANEOUS LISTING - GEORGIA

MILES INSURANCE & REALTY COMPANY
502 W. Shotwell Street
Bainbridge, GA 31717

PM-GA — BAINBRIDGE GA

LH 174 199	1606 E. Broughton St. 8-69	5 - 3 Fr.	65 X 175	Rep.	$10,500
		(Repair program posted in property.			

PARKER REALTY COMPANY
Parker Building
Brunswick, GA 31521

BRUNSWICK, GA

LH 182 950	415 Albany St.	6 - 3	45 X 139		10,000
		Fr.		Rep.	11,500
		Repair program posted in property			

BUDDY COLEY AGENCY
223 Commerce Street
Hawkinsville, GA

HAWKINSVILLE, GA

LH 181 051	Arbor Lane 6-69	5 - 3	80 X 125	Rep.	11,000
		Fr.	1½B		

THORNTON REALTY COMPANY
536 First Street
Macon, GA 31201

MACON, GA

SH 5326	3403 Tamplin Terr. 4-70	6 - 3	77x36x68x100x95		10,500
		BV&Fr.		Rep.	11,500
		Repair program posted in property			
LH 144 025	2824 Walmar Dr.	5½ - 3	70 X 112	OP	11,000
		BV		Rep.	12,000
		Repair program posted in property.			
LH 163 602	3548 McKenzie Dr. 2-70	5 - 2	75 X 219	Rep. OP	8,600
		Fr.	Repair program posted in property.		
LH 191 040	2088 Cedar St. 2-70	5 - 3	122x85x148x94	OP	10,500
		Fr.		Rep.	11,500
		Repair program posted in property.			

Continued

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NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

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Page #2 — MISCELLANEOUS LISTING - GEORGIA — Continued

DUNCAN REALTY COMPANY
204 Spring Street
Rossville, GA

ROSSVILLE, GA

LH 136 821	Rt. #5, Boynton Dr. Ringgold 11-69	5 - 3 Fr/Asb.	150x113x149x111	OP Rep.	$10,500 10,900
		Repair program posted in property.			
LH 171 548	1 Mary Lane Rossville 4-70	4 - 2 Fr.	55 X 175 X 50 X201	Rep.	5,500 6,500
		Financing limited to 25 years. Repair program posted in property.			
LH 173 168	112 Rowland Ave. Rossville 10-69	5 - 2 Fr.	50 X 155	Rep.	5,800 6,750
		Repair program posted in property			

EMORY BASS COMPANY REALTORS ..... (B)
509 N. Patterson Street
Valdosta, GA 31601

H. B. HURLEY, REALTOR ..... (H)
115 East Adair Street
Valdosta, GA 31601

VALDOSTA, GA

DV 5295	1901 Hutchinson Street 2-70	4 - 2 Fr.	50 X 150 Repair program posted in property.	Rep.	6,500 (B)
LH 182 438	1710 Lakeland Ave. 4-70	5 - 2 Fr.	67 X 125	Rep.	12,200 (H) 12,950
		Repair program posted in property			

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File

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 5-28-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. [redacted] Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation -Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum- aluminum; Conc. Blk- concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 28, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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DUNCAN REALTY COMPANY
505 GA LIFE BLDG., 66 Luckie St., NW.
Atlanta, GA .....(D)

A. D. LITTLE AGENCY
19 Marietta Street
Marietta, GA .....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA.....(M)

WILLIAM M. GREENWOOD, Broker
309 E. Church Street
Douglasville, GA.....(G)

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

FULTON COUNTY

PM-GA						
LH 153 019	942 Margaret Pl. NW.	5-3	75x150	OP	$12,400	(D)
	Atlanta 3-70	FR. 1½B		Rep.	13,500	
	Repair program posted in property					
LH 168 112	765 Olympian Dr. SW.	6-3	89x106x89x92			
	Atlanta 5-70	FR.		Rep.	16,900	(M)
	Repair program posted in property.					
LH 173 314	28 Johnson Rd. NW.	10-4	60x150		10,200	(D)
	Atlanta 4-70	FR. 2B		Rep.	11,500	
	Basement area has terrace apartment.					
	Repair program posted in property.					
LH 186 479	946 Hollywood Rd., NW.	4-2	40x114	OP		
	Atlanta 12-69	FR.		Rep.	8,800	(D)
	Financing limited to 25 years.					
	Repair program posted in property.					
LH 187 132	985 Ashby Terrace,NW.	7-4	52x132			
	Atlanta 9-69	FR.		Rep.	13,100	(D)
LH 191 524	1846 Bond Drive,SW.	6-3	91x135x80	OP	11,750	(M)
	Atlanta	FR&BV	x40x100	Rep.	12,800	
	Repair program posted in property.					

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 28, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER,

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 ~~%~~ down, balance payable monthly at 8½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. **All listings are subject to VA acquiring title.**

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2					
		FULTON COUNTY			
LH 190 095	58 Raymond St., SW.	6-2	95x40		$ 9,200 (M)
	Atlanta	5-70	FR.	Rep.	
		Repair program posted in property.			
LH 192 350	2164 Beecher Cir. SW.	6-2	80x303x80x279	Rep.	22,500 (M)
	Atlanta	1-70	BV 2B		
		Minimum down payment $750.00			
		Repair program posted in property.			
		DEKALB COUNTY			
LH 135 128	1126 Wimberly St., NE.	6-3	70x160		10,000 (D)
	Atlanta	10-69	FR.	Rep.	11,000
		Repair program posted in property.			
LH 155 572	29 Roseclair Dr. SE.	5-2	63x125x43x	OP	12,500 (D)
	Atlanta	2-70	FR.	Rep.	13,500
		Repair program posted in property.	65x20x59		
LH 163 280	1581 Boulderwood Dr. SE.	8-4	100x190x80x189		28,500 (D)
	Atlanta	1-70	BV 2B	Rep.	29,500
		Minimum down payment $1,500.			
		Repair program posted in property.			
LH 169 288	195 Melrich Ave., NE.	4-2	50x125	Rep.	12,000 (D)
	Atlanta,	10-69	FR.		
LH 174 012	216 Fourth Avenue	5-3	50x190		
	Decatur	12-69	FR.	Rep.	13,400 (D)
		Repair program posted in property.			
LH 179 142	517 Rosemont Dr. SE.	6-3	71x175		15,750 (D)
	Atlanta	BV&FR.		Rep.	17,000
		Repair program posted in property.			
LH 186 109	3091 Alston Drive, SE.	5-2	100x200		
	Atlanta	12-69	FR.	Rep.	10,400 (D)
LH 189 297	2735 Arbor Ave., SE.	6-3	54x210		13,200 (D)
	Atlanta	5-70	FR.	Rep.	14,000
		Repair program posted in property.			

NO PROPERTIES AVAILABLE IN CLAYTON COUNTY

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VETERANS ADMINISTRATION

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Atlanta, GA 30308

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #3					
		COBB COUNTY			
LH 119 204	140 Pinetree Lane Marietta	6-3 BV&FR. 1½ B	80x115x108 x58x60x126	OP Rep.	$17,250 (L) 17,950
		Minimum down payment $500.00 Repair program posted in property.			
LH 173 640	6422 Jane Drive Mableton	6-3 BV&FR.	100x394x192 x235	Rep.	16,500 (G) 17,500
		Repair program posted in property.			
LH 195 547	1589 Joiner Avenue Marietta 3-70	6½-3 FR& Comp.Siding	80x148	OP Rep.	14,000 (L) 14,500
		Repair program posted in property.			

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Building
Augusta, GA.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA .....(M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND COUNTY

SH 1120	905 Flythe Dr.	6-3	132x235x78x	(ALL CASH)		$ 7,500 (O)
	11-69	FR.	184x88			
	No repairs on utilities.					
SH 3962	1845 Watkins St.	5-3	42x160		Rep.	10,500 (MR)
	12-69	FR				
	Repair program posted in property.					
SH 4224	3230 Louisville Rd.	4-2	75x100		Rep.	9.400 (MR)
	4-70	FR&Alum.				
	Repair program posted in property.					
LH 164 553	619 Beauford Ave.	5½-3	65x110	OP	Rep.	14,800 (O)
	2-70	BV&FR 1½B				
	Repair program posted in property.					
LH 167 417	2458 Young Dr.	5½-3	70x177x50		Rep.	12,500 (O)
	4-70	FR.	x194			
	Repair program posted in property.					
LH 171 228	2523 Corbin Pl.	4-2	65x128x60x	OP	Rep.	9,200 (MR)
	4-70	FR.	150			
	Repair program posted in property.					
LH 175 775	3311 Karian Dr.	7-3	75x140			16,200 (MR)
		BV			Rep.	16,800
	Repair program posted in property.					
LH 180 378	7 Pinetree Dr.	5½-3	100x200			14,750 (MR)
	Grovetown	BV&FR 1½B			Rep.	15,500
	Repair program posted in property.					

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Page #2

AUGUSTA GEORGIA - RICHMOND COUNTY

LH 187 912	Moncrieff St.	6½-4	100x200		$17,500 (O)
	11-69	BV&FR. 1½B		Rep.	18,250
	TERMS: Minimum down payment $500.00.				
	Repair program posted in property.				
LH 190 085	2436 Lenox Rd.	6-3	89x127x57x	Rep.	16,950 (O)
	1-70	BV	122		
	TERMS: Minimum down payment $500.00				
	Repair program posted in property.				
LH 190 178	1923 Pinehaven Rd.	6-3	100x300	Rep.	17,600 (O)
	12-69	BV&FR			
	TERMS: Minimum down payment $500.00.				
LH 195 140	124 Courtland Dr.	5-2	70x133x35x	Rep.	10,750 (MR)
	2-70	C/B&FR	79x155		
	Repair program posted in property.				
LH 195 595	2535 Brookshire Rd.	6½-3	85x120	Rep.	19,500 (MR)
	2-70	BV-2B			
	TERMS: Minimum down payment $500.00.				
LH 186 257	Lottie Lane	5½-3	100x200		18,500 (MR)
	Grovetown	BV&FR 1½B		Rep.	18,900
	Minimum down payment $500.00				
	Repair program posted in property.				
LH 192 683	197 Oakdale Dr.	5½-3	85x150	OP	18,000 (M)
	Martinez	BV 2B		Rep.	18,500
	Minimum down payment $500.00				
	Repair program posted in property.				

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, Georgia.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, GA.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

					$7,700
SH 3274	1550 Morris Road	4-2	75x158x28	Rep.	9,200 (L)
	5-70	FR.	x48x146		
	Repair program posted in property				
	Financing limited to 25 years.				
SH 5281	1106 Calvin Avenue	6-2	75x125x75x		9,500 (L)
	4-70	FR	131	Rep.	10,500
	Repair program posted in property.				
LH 115 259	2860 Doyle Ave.	4-2	60x143		8,400 (L)
		FR &		Rep.	9,000
		Alum.Siding			
		Repair program posted in property.			
LH 144 056	1016 52nd Street	5-3	70x140		13,500 (F)
		BV & Fr.		Rep.	14,500
	Repair program posted in property.				
LH 153 234	2949 Gleason Avenue	5-3	60x143		
	3-69	FR.		Rep.	11,000 (F)
LH 168 166	913 Sheridan Avenue	5-2	50x150		10,600 (L)
	3-70	FR.		Rep.	11,200
	Repair program posted in property.				
LH 168 791	1367 Sandusky Court	6-3	216x39x123		18,000 (F)
		BV & FR	x143x22x165	Rep.	18,800
		1½B			
	Minimum Down Payment $500.00				
	Repair Program posted in property				
LH 172 684	2556 Walker Street	6-3	74x137		17,300 (F)
		BV&FR.		Rep.	18,500
		1½B			
		Minimum Down Payment $500.00.			
	Repair Program posted in property.				

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Page #2

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 181 824	6545 Forest Hill Dr.	6½-3	100x130		
	9-69	BV&Fr.		Rep.	$17,500 (L)
		1½B			
	Minimum down payment $500.00				
LH 183 288	11 Cantrell Drive	5-2	75x203		
	10-69	FR.		Rep.	10,400 (L)
	Financing limited to 25 years.				
LH 188 989	4503 Scott Street	7-3	80x140		
	1-70	BV&FR		Rep.	18,750 (F)
		1½B			
	Minimum down payment $500.00				
LH 192 064	1338 Foye Avenue	6-2	70x150		11,200 (L)
	3-70	FR.		Rep.	12,500
	Repair program posted in property				
LH 193 122	3209 College Avenue	6-3	84x119		24,600(L)
	4-70	BV&FR		Rep.	25,500
		2-B			
	Minimum down payment $750.00				
	Repair program posted in property.				
LH 196 802	5941 Reed Avenue	5-3	75x165		19,500 (L)
		BV&FR.		Rep.	20,500
		2B			
	Minimum down payment $500.00.				
	Repair program posted in property.				
LH 197 542	3117 Clarabell St.	4-2	82x190x177		
	5-70	CB		Rep.	9,900 (F)
	Financing limited to 25 years.				
	Repair program posted in property.				
LH 198 686	2115 Burnside Dr.	5-3	75x135 OP	Rep.	16,500 (F)
	4-70	BV&FR			
		1½B			
	Repair program posted in property.				
LH 201 315	3409 Doyle Avenue	5-3	65x142		
		BV&FR.		Rep.	15,850 (F)
	Repair program posted in property.				

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P.O. Box 6622
Savannah, GA .....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA .....(P)

PM-GA

SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 67 895 GA	2215 Alaska St.	5-3 2-70	70x221	OP FR.	Rep.	$ 8,200 (K)

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MARION ALLEN INSURANCE & REALTY CO.
119 Main St.
Fort Valley, GA.....(A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY CO.
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA **WARNER ROBINS, GEORGIA - HOUSTON COUNTY**

LH 79 095	224 Frances St.	5-3	75x175	OP Rep.	$11,200 (R)
	9-69	FR.			
	Repair program posted in property.				
LH 92 459	135 Frances St.	5-3	85x140		9,600 (R)
	11-69	FR		Rep.	10,500
LH 129 837	102 Utah Ave.	5½-3	80x130x60x	OP Rep.	11,500 (R)
	10-69	BV 1½B	130		
	Repair program posted in property.				
LH 133 861	212 Palomino Lane	5½-3	75x130		13,900 (W)
	5-70	BV&FR. 1½B		Rep.	14,900
	Minimum down payment $200.00				
	Repair program posted in property.				
LH 135 242	709 McArthur Blvd.	5-2	65x123	Rep.	8,300 (R)
	8-69	FR.			
	Repair program posted in property.				
LH 138 172	211 Willow Ave.	5½-3	95x132		13,350 (W)
		BV 1½B		Rep.	14,250
	Minimum down payment $200.00				
	Repair program posted in property.				
LH 142 998	207 Ruzzelle St.	6-3	65x145	OP	9,000(W)
	4-70	BV&FR.		Rep.	9,950
	Repair program posted in property.				
LH 171 680	317 Evergreen St.	5-3	100x125x60x		
	11-69	FR.	130	Rep.	9,950 (R)
	Repair program posted in property.				
LH 182 839	210 Windsor Dr.	8-4	80x120	Rep.	23,200 (R)
	12-69	BV 2B Repair program posted in property			
	TERMS: Minimum down payment $750.00.				

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Page #2		**WARNER ROBINS - HOUSTON COUNTY**			
LH 194 926	718 McArthur Blvd.	5-2	65x110	OP	$ 8,300 (W)
		2-70	FR.	Rep.	9,000
		Repair program posted in property.			

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MISCELLANEOUS LISTING - GEORGIA

MILES INSURANCE & REALTY COMPANY
502 W. Shotwell Street
Bainbridge, GA 31717

PM-GA — BAINBRIDGE

LH 174 199	1606 E. Broughton St.	5-3	65x175	Rep.	$10,500
	8-69	FR.			

Repair program posted in property.

PARKER REALTY COMPANY
Parker Building
Brunswick, GA 31521

BRUNSWICK

LH 182 950	415 Albany St.	6-3	45x139	OP	10,000
		FR.		Rep.	11,500

Repair program posted in property.

BUDDY COLEY AGENCY
223 Commerce Street
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane	5-3	80x125	Rep.	11,000
	6-69	FR. 1½B			

THORNTON REALTY COMPANY
536 First Street
Macon, GA 31201

MACON

SH 5326	3403 Tamplin Terr.	6-3	77x36x68x		10,500
	4-70	BV&FR.	100x95	Rep.	11,500

Repair program posted in property

LH 162 688	2429 Dapleton Dr.	7-3	70x123x		16,200
	2-70	FR&Alum.	135x158	Rep.	16,900
		2B			

Repair program posted in property.

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: May 28, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 down, balance payable monthly at 8½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2

MISCELLANEOUS LISTING - GEORGIA

DUNCAN REALTY COMPANY
204 Spring Street
Rossville, GA

ROSSVILLE

LH 171 584	1 Mary Lane	4-2	55x175x		$ 5,500
	Rossville 4-70	FR.	50x201	Rep.	6,500
	Repair program posted in property				
	Financing limited to 25 years.				
LH 173 168	112 Rowland Ave.	5-2	50x155		5,800
	Rossville 10-69	FR.		Rep.	6,750
	Repair program posted in property.				

PERRY REALTY COMPANY
313 E. Liberty St.
Savannah, GA

STATESBORO

SH 3753	310 Denmark St.	5-2	60x120	Rep.	9,000
	3-70	FR.			
	Repair program posted in property.				

EMORY BASS COMPANY REALTORS
509 N. Patterson Street
Valdosta, GA 31601.....(B)

H. B. HURLEY, REALTOR.....(H)
115 East Adair Street
Valdosta, GA 31601

VALDOSTA

DV 5295	1901 Hutchinson St.	4-2	50x150	Rep.	6,500 (B)
	2-70	FR.			
	Repair program posted in property.				
LH 173813	619 N. Troupe St.	7-3	60x125		18,200 (H)
	5-70	BV 2B		Rep.	20,500
	Repair program posted in property.				
LH 182 438	1710 Lakeland Ave.	5-2	67x125		12,200 (H)
	4-70	FR.		Rep.	12,950
	Repair program posted in property.				

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File

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 6-25-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. [redacted]. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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1. VA makes no warranties, expressed or implied, with respect to property sold whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum- aluminum; Conc. Blk- concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and exectued VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 25, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree Street, NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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DUNCAN REALTY COMPANY
505 GA LIFE BLDG., 66 Luckie St., NW.
Atlanta, GA.....(D)

A. D. LITTLE AGENCY
19 Marietta Street
Marietta, GA.....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA.....(M)

WILLIAM M. GREENWOOD, Broker
309 E. Church Street
Douglasville, GA.....(G)

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

PM-GA — FULTON COUNTY

LH 168 112	765 Olympian Dr. SW.	6-3	89x106x89x92		OP "Rep"	$16,900 (M)
	Atlanta 5-70	FR.				
	Repair program posted in property.					
LH 173 314	28 Johnson Rd. NW.	10-4	60x150		"Rep."	11,500 (D)
	Atlanta 4-70	FR. 2B				
	Basement area has terrace apartment.					
	Repair program posted in property.					
LH 185 837	1740 Westwood Ave. SW.	6-3	50x201x		"As Is"	18,500 (M)
	Atlanta 1½B	BV&FR	50x200		"Rep"	19,600
	Repair program posted in property.					
LH 186 822	925 Drewery St., NE.	6-2	50x258	OP	"As Is"	16,000(D)
	Atlanta	FR.2B			"Rep"	18,200
	Duplex-1bedroom in each					
	Repair program posted in property.					
LH 190 095	58 Raymond St., SW.	6-2	95x40		OP Rep.	10,200 (M)
	Atlanta 5-70	FR.				
	Repair program posted in property.					

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Page #2

FULTON COUNTY

LH 190 359	3130 Ivan Hill Dr. SW. Atlanta	6-3 BV 2B	98x318	OP "Rep"	$26,500 (M) 27,500
		TERMS: Minimum $1,000.00 Down Payment. Repair program posted in property.			
LH 192 350	2164 Beecher Cir. SW. Atlanta	6-2 1-70 BV 2B	80x303x80x279	OP "Rep."	22,500 (M)
		TERMS: Minimum Down Payment $750.00 Repair program posted in property.			

DEKALB COUNTY

LH 135 128	1126 Wimberly St., NE. Atlanta	6-3 10-69 FR.	70x160	OP "Rep"	11,000 (D)
		Repair program posted in property.			
LH 131 668	3705 Glenwood Rd. Decatur	7-4 BV&FR 2B	90x135x105x135	OP "As Is" "Rep."	17,000 (D) 18,200
		TERMS: Minimum Down Payment $500.00 Repair program posted in property.			
LH 155 572	29 Roseclair Dr., SE. Atlanta	5-2 2-70 FR	63x125x43x 65x20x59	OP "Rep"	12,500 (D) 13,500
		Repair program posted in property.			
LH 163 280	1581 Boulderwood Dr. SE. Atlanta	8-4 1-70 BV 2B	100x190x80x189	"As Is" "Rep."	28,500 (D) 29,500
		TERMS: Minimum Down Payment $1,500. Repair program posted in property.			
LH 169 288	195 Melrich Ave.,NE. Atlanta	4-2 10-69 FR.	50x125	"Rep."	12,000 (D)
LH 174 012	216 Fourth Ave. Decatur	5-3 12-69 FR.	50x190	"Rep."	13,400 (D)
		Repair program posted in property.			
LH 177 463	2396 McAfee Road Decatur	5-2 BV&FR	50x150	OP "As Is" "Rep."	12,500 (D) 13,500
		Repair program posted in property.			

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Page #3					
		DEKALB COUNTY			
LH 179 742	517 Rosemont Dr., SE. Atlanta	6-3 BV&FR.	71x175	OP "As Is" "Rep."	$15,750 (D) 17,000
		Repair program posted in property.			
LH 186 109	3091 Alston Dr.,SE. Atlanta 12-69	5-2 FR.	100x200	"Rep."	10,400 (D)
LH 194 916	3049 Nottaway Ct. Chamblee	9-4 BV 2½B	154x83x57 x126x120	OP "As Is" "Rep"	38,500 (D) 40,000
		Central A/C TERMS: $2,500 Down Payment. Repair program posted in property.			
		CLAYTON COUNTY			
LH 185 310	134 Tara Rd. Jonesboro	6-3 BV&FR 1½B	80x255x96 x222	OP "As Is" "Rep"	16,150 (M) 16,900
		Repair program posted in property.			
		NO PROPERTIES AVAILABLE IN COBB COUNTY			

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Building
Augusta, GA .....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA.....(M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth St.
Augusta, GA.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Dr. 11-69	6-3 FR.	132x235x78x 184x88	(ALL CASH)		$ 7,500 (O)
	No repairs on utilities.					
SH 2679	N/S Bell Ave. Hephzibah 4-70	6-4 FR. 1½B	93x180		"Rep"	11,900*(MR)
	Repair program posted in property. *Repair program in progress.					
SH 3962	1845 Watkins St. 12-69	5-3 FR	42x160		"Rep"	10,500 (MR)
	Repair program posted in property.					
LH 162 057	2064 Morning Dr. 5-70	5½-3 BV&FR. 1½B	150x107x150 x109	OP	"Rep"	15,600 (MR)
	Repair program posted in property.					
LH 164 553	619 Beauford Ave. 2-70	5½-3 BV&FR 1½B	65x110	OP	"Rep"	14,800 (O)
	Repair program posted in property.					
LH 167 417	2458 Young Dr. 4-70	5½-3 FR.	70x177x50 x194		"Rep"	12,500 (O)
	Repair program posted in property.					

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Page #2 — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 173 868	2409 Birdie Drive	6-4	80x150	"As Is"	$18,600 (O)
	3-70	BV&FR 1½B		"Rep"	19,750
	Central A/C TERMS: $500.00 Down Payment				
	Repair program posted in property.				
LH 175 775	3311 Karian Dr.	7-3	75x140	"As Is"	16,200 (MR)
	6-70	BV		"Rep"	16,800
	Repair program posted in property.				
LH 180 378	7 Pinetree Dr.	5½-3	100x200	"Rep"	15,500 (MR)
	Grovetown 6-70	BV&FR 1½B			
	Repair program posted in property.				
LH 181 899	503 Dupont St.	4-2	65x157x65	"As Is"	9,700 (O)
	5-70	FR.	x162	"Rep"	10,900
	Repair program posted in property.				
LH 186 257	Lottie Lane	5½-3	100x200	"Rep"	18,900 (MR)
	Grovetown	BV&FR 1½B			
	Minimum down payment $500.00.				
	Repair program posted in property.				
LH 187 912	Moncrieff St.	6½-4	100x200 OP	"Rep"	18,250 (O)
	11-69	BV&FR. 1½B			
	TERMS: Minimum down payment $500.00.				
LH 189 539	1809 Dawn St.	6-3	90x125	"As Is"	16,200 (MR)
		BV&FR 1½B		"Rep"	16,900
	Repair program posted in property.				
LH 190 085	2436 Lenox Rd.	6-3	89x127x57x	"Rep"	16,950 (O)
	1-70	BV	122		
	TERMS: Minimum down payment $500.00.				
	Repair program posted in property.				
LH 193 953	3165 Truxton Ct.	6½-3	40x131x150	"As Is"	19,500 (MR)
		BV 1½B	x42x164	"Rep"	19,900
	Repair program posted in property.				
LH 192 683	197 Oakdale Dr.	5½-3	85x150 OP	"As Is"	18,000 (M)
	Martinez 6-70	BV 2B		"Rep"	18,500
	Minimum down payment $500.00.				
	Repair program posted in property.				

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AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 195 140	124 Courtland Dr.	5-2	70x133x35x	OP "Rep"	$10,750 (MR)
	2-70	CB&FR	79x155		
	Repair program posted in property.				
LH 195 595	2535 Brookshire Rd.	6½-3	85x120	"Rep"	19,500 (MR)
	2-70	BV&2B			
	TERMS: Minimum down payment $500.00.				
LH 197 183	3020 Acorn Rd.	5½-3	90x150	"As Is"	12,900 (O)
	6-70	FR.		"Rep"	14,000
	Repair program posted in property.				
LH 197 579	2013 Lazenby Dr.	5½-2	117x121x	"As Is"	12,000 (O)
	6-70	FR	146x59x41x18	"Rep"	12,500
	Repair Program posted in property.				
LH 198 225	2340 Woodbine Rd.	6-3	85x142x60	"Rep"	18,750 (MR)
	6-70	BV&FR	x200x134		
	TERMS: $500.00 down payment.				
	Repair program posted in property.				
LH 198 904	2 School Dr.	5-3	80x170	"As Is"	16,000 (MR)
	Grovetown	BV&FR 1½B		"Rep"	16,300
	Repair program posted in property.				

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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA .....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, GA.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 3274	1550 Morris Road	4-2	75x158x28	"Rep"	$ 9,200 (L)
	5-70	FR.	x48x146		
	Repair program posted in property.				
	Financing limited to 25 years.				
SH 5281	1106 Calvin Avenue	6-2	75x125x75x	"As Is"	9,500 (L)
	4-70	FR.	131	"Rep"	10,500
	Repair program posted in property.				
LH 115 259	2860 Doyle Avenue	4-2	60x143	"Rep"	9,000 (L)
	6-70	FR& Alum.Siding.			
	Repair program posted in property.				
LH 119 294	1019 Crockett Dr.	5-3	70x140 OP	"As Is"	12,900 (L)
		BV&FR		"Rep"	13,800
	Repair program posted in property.				
LH 144 056	1016 52nd Street	5-3	70x140 OP	"Rep"	14,500 (F)
	6-70	BV&FR			
	Repair program posted in property.				
LH 153 234	2949 Gleason Avenue	5-3	60x143	"Rep"	11,000 (F)
	3-69	FR.			
LH 154 910	50 Eddy Drive	5-2	103x170	"As Is"	9,000 (L)
	6-70	FR.		"Rep"	10,000
	Repair program posted in property.				
LH 168 166	913 Sheridan Avenue	5-2	50x150	"Rep"	11,200 (L)
	3-70	FR.			
	Repair program posted in property.				
LH 168 791	1367 Sandusky Court	6-3	216x39x123	"Rep"	18,800 (F)
	6-70	BV&FR 1½B	x143x22x165		
	Minimum Down Payment $500.00.				
	Repair program posted in property.				

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NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #2		COLUMBUS, GEORGIA - MUSCOGEE COUNTY			
LH 169 521	856 Barkley Way	6-4 4-70 BV&FR 1½B	89x144x 38x150	"Rep"	$17,750 (F)
LH 183 288	11 Cantrell Drive	5-2 10-69 FR. Financing limited to 25 years.	75x203	"Rep"	10,400 (L)
LH 188 989	4503 Scott Street	7-3 1-70 BV&FR 1½B Minimum down payment $500.00.	80x140 OP	"Rep"	18,750 (F)
LH 193 122	3209 College Ave.	6-3 4-70 BV&FR 2B Minimum down payment $750.00 Repair program posted in property.	84x119	"Rep"	25,500 (L)
LH 196 802	5941 Reed Avenue	5-3 BV&FR 2B Minimum down payment $500.00. Repair program posted in property.	75x165	"As Is" "Rep"	19,500 (L) 20,500
LH 197 542	3117 Clarabell St.	4-2 5-70 CB Financing limited to 25 years. Repair program posted in property.	82x190x177	"Rep"	9,900 (F)
LH 198 686	2115 Burnside Dr.	5-3 4-70 BV&FR 1½B Repair program posted in property.	75x135 OP	"Rep"	16,500 (F)
LH 201 315	3409 Doyle Avenue	5-3 5-70 BV&FR Repair program posted in property.	65x142 OP	"Rep"	15,850 (F)

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: June 25, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
P.O. Box 6622
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 67 895 GA	2215 Alaska St.	5-3 2-70	70x221 FR.	OP	"Rep"	$ 8,200 (K)
LH 147 891	2301 Pinetree Rd.	6-3 FR.	75x120		"As Is" "Rep"	13,300 (P) 15,400
		Repair program posted in property.				
LH 200 087	3 Sarah Court	6-3 6-70	80x140x20 BV&FR. x70x60 2B		"As Is" "Rep"	18,750 (K) 19,500
		Minimum down payment $500.00 Repair program posted in property.				

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MARION ALLEN INSURANCE & REALTY CO.
119 Main St.
Fort Valley, GA.....(A)

ROWLAND REALTY CO.
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY CO.
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 79 095	224 Frances St.	5-3	75x175	OP	"Rep"	$11,200 (R)
	9-69	FR.				
	Repair program posted in property.					
LH 92 459	135 Frances St.	5-3	85x140		"Rep"	10,500 (R)
	11-69	FR.				
LH 114 518	128 Vinson Dr.	5-2	65x150		"As Is"	7,000 (W)
	6-70	FR.			"Rep"	8,000
	Repair program posted in property.					
LH 133 861	212 Palomino Lane	5½-3	75x130	OP	"Rep"	14,900 (W)
	5-70	BV&FR. 1½B				
	Minimum down payment $200.00.					
	Repair program posted in property.					
LH 135 242	709 McArthur Blvd.	5-2	65x123		"Rep"	8,300 (R)
	8-69	FR.				
	Repair program posted in property.					
LH 138 172	211 Willow Ave.	5½-3	95x132		"As Is"	13,350 (W)
	4-70	BV 1½B			"Rep"	14,250
	Minimum down payment $200.00.					
	Repair program posted in property.					
LH 142 998	207 Ruzzelle St.	6-3	65x145		"As Is"	9,000 (W)
	4-70	BV&FR			"Rep"	9,950
	Repair program posted in property.					

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Atlanta, GA 30308

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Page #2	WARNER ROBINS - HOUSTON COUNTY				
LH 164 504	111 Williams St.	6-3	75x178x	"As Is"	$14,000 (R)
		5-70	BV&FR 75x110	"Rep"	14,750
	TERMS: $200.00 down payment.				
	Repair program posted in property.				
LH 168 598	413 Sarah Dr.	6-3	73x110	"As Is"	14,300 (W)
		5-70	BV&FR.	"Rep"	14,700
	TERMS: $200.00 down payment.				
	Repair program posted in property.				
LH 182 839	210 Windsor Dr.	8-4	80x120	"Rep"	23,200 (R)
		12-69	BV 2B		
	Repair program posted in property.				
	TERMS: Minimum down payment $750.00.				
LH 194 926	718 McArthur Blvd.	5-2	65x110 OP	"Rep"	9,000 (W)
		2-70	FR.		
	Repair program posted in property.				

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VETERANS ADMINISTRATION

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Atlanta, GA 30308

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MISCELLANEOUS LISTING - GEORGIA

MILES INSURANCE & REALTY COMPANY
502 W. Shotwell Street
Bainbridge, GA 31717

PM-GA — BAINBRIDGE

LH 174 199	1606 E. Broughton St.	5-3	65x175	"Rep"	$10,500
	8-69	FR.			

Repair program posted in property.

PARKER REALTY COMPANY
Parker Building
Brunswick, GA 31521

BRUNSWICK

LH 182 950	415 Albany St.	6-3	45x139	"As Is"	10,500
		FR.		"Rep"	11,500

Repair program posted in property.

GEORGE B. GOSS, REALTOR
11 Thomas Street
Elberton, GA 30635

ELBERTON

LH 194 509	Route 3, Ga. Hwy 82	6-3	307x646x	"As Is"	14,300
	1-70	C/B	458x498	"Rep"	15,800
			Approx.4acres		

Repair program posted in property.

BUDDY COLEY AGENCY
223 Commerce Street
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane	5-3	80x125	"Rep"	11,000
	6-69	FR. 1½B			

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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Page #2

MISCELLANEOUS LISTING - GEORGIA

THORNTON REALTY COMPANY
536 First Street
Macon, GA 31201

MACON

SH 5326	3403 Tamplin Terrace	6-3	77x36x68x	"As Is"	$10,500
	4-70	BV&FR.	100x95	"Rep"	11,500
	Repair program posted in property.				
LH 162 688	2429 Dapleton Dr.	7-3	70x123x	"Rep"	16,900
	2-70	FR&Alum 2B	135x158		
	Repair program posted in property.				

DUNCAN REALTY COMPANY
204 Spring Street
Rossville, GA

ROSSVILLE

LH 171 584	1 Mary Lane	4-2	55x175x	"As Is"	5,500
	4-70	FR.	50x201	"Rep"	6,500
	Repair program posted in property. Financing limited to 25 years.				
LH 173 168	112 Rowland Ave.	5-2	50x155	"As Is"	5,800
	10-69	FR.		"Rep"	6,750
	Repair program posted in property.				

PERRY REALTY COMPANY
313 E. Liberty St.
Savannah, GA

STATESBORO

SH 3753	310 Denmark St.	5-2	60x120	"Rep"	9,000
	3-70	FR.			

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Page #3

MISCELLANEOUS LISTING - GEORGIA

EMORY BASS COMPANY REALTORS
509 N. Patterson Street
Valdosta, GA 31601.....(B)

H. B. HURLEY, REALTOR
115 East Adair Street
Valdosta, GA 31601.....(H)

DV 5295	1901 Hutchinson St.	4-2	50x150	OP	"Rep"	$ 6,500 (B)
	Valdosta	2-70	FR			
	Repair program posted in property.					
LH 173 813	619 N. Troupe St.	7-3	60x125		"Rep"	20,500 (H)
	Valdosta	5-70	BW 2B			
	Repair program posted in property.					

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① Barker ② Files

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 9-24-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N. E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. VA makes no warranties, expressed or implied, with respect to property sold whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum- aluminum; Conc. Blk- concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: September 24, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. Walker

TELEPHONE NO.: 526-3474

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DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW.
Atlanta, GA 30303.....(D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, GA 30060.....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA 30354.....(M)

W. M. GREENWOOD REALTOR
309 East Church Street
Douglasville, GA 30134.....(G)

TRI-CITY REALTY & MORTGAGE CO.
3270 Main Street
College Park, GA 30022.....(T)

PM-GA

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

FULTON COUNTY

LH 138 094	2965 Cambridge Dr.SW Atlanta	6-3 8-70	70x178x BV&FR 128x178	OP "Rep"	$17,500 (M)	
	Repair program posted in property.					
LH 173 314	28 Johnson Rd.NW. Atlanta	10-4 4-70	60x150 FR 2B	"Rep"	11,500 (D)	
	Basement area has terrace apartment.					
LH 179 512	227 Taft St.SW Atlanta	6½-3 5-70	55x100 BV&FR	OP "Rep"	15,500 (M) 16,500	
	Repair program posted in property.					
LH 190 095	58 Raymond St.SW Atlanta	6-2 5-70	95x40 FR	OP "Rep"	10,200 (M)	
	Repair program posted in property.					
LH 192 302	1583 Westwood Ave.SW. Atlanta	7-3 6-70	50x163x FR 50x156	"Rep"	13,500 (M) 14,000	
	Repair program posted in property.					
LH 197 292	351 Grant Park Pl.SE. Atlanta	7-4 7-70	40x100 FR	"Rep"	13,400 (D)	
	Repair program posted in property.					

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Page #2

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

DEKALB COUNTY

SH 5525	2084 Dunwoody St., NE.	7-2	51x144x		"Rep"	$15,000 (D)
	Atlanta	6-70	BV&FR	60x144		
	Repair program posted in property.					
LH 135 128	1126 Wimberly Rd.NE.	6-3	70x160		"Rep"	11,000 (D)
	Atlanta	10-69	FR			
LH 155 572	29 Roseclair Dr.SE.	5-2	63x125x43x	OP	"Rep"	13,500 (D)
	Atlanta	2-70	FR	65x20x59		
	Repair program posted in property.					
LH 163 280	1581 Boulderwood Dr.SE.	8-4	100x190		"Rep"	28,500 (D)
	Atlanta	1-70	BV 2B	x80x189		
	TERMS: Minimum down payment $1,500.					
LH 169 288	195 Melrich Ave.,NE.	4-2	50x125	OP	"Rep"	12,000 (D)
	Atlanta	10-69	FR			
LH 176 547	219 Second Ave.	8-5	60x166		ALL CASH	10,000 (D)
	Decatur	6-70	FR 2B			
LH 178 435	232 Third Ave.	10-4	50x174x60			16,500 (D)
	Decatur	8-70	FR 2B	x187	"Rep"	18,500
	3 Room and bath frame apartment on rear of lot.					
	Repair program posted in property.					
LH 185 432	205 W. Pharr Rd.	7-3	70x189x150			24,000 (D)
	Decatur	BV&FR 2B	x187		"Rep"	25,750
	Minimum down payment $1,000.					
	Repair program posted in property.					
LH 185 489	361 Greenwood Ave.	7-3	60x155	OP	"Rep"	14,900 (D)
	Decatur	8-70	BV			
	Repair program posted in property.					
LH 186 051	1558 May Ave.SE.	5-2	60x150		"Rep"	12,000 (D)
	Atlanta	8-70	FR			
	Repair program posted in property.					
LH 186 109	3091 Alston Dr.SE.	5-2	100x200		ALL CASH	7,000 (D)
	Atlanta	12-69	FR			
	No repairs to be made which includes utilities.					

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NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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Page #3

FULTON, DEKALB, CLAYTON AND COBB COUNTIES

DEKALB COUNTY

LH 188 308	65 Howard St.,SE.	6-3	49x150x		"Rep"	$15,000 (D)
	Atlanta	8-70	BV&FR	40x150		
	Repair program posted in property.					
LH 192 860	1380 Deerwood Dr.	5-2	70x185x50	OP		13,500 (D)
	Decatur	6-70	BV&FR	x187	"Rep"	14,000
	Repair program posted in property.					
LH 193 082	338 Greenwood Ave.	5-2	60x153			13,600 (D)
	Decatur	8-70	CB		"Rep"	14,400
	Repair program posted in property.					

CLAYTON COUNTY

LH 192 704	316 W. Downing Ct.	5-3	45x144x190	OP		18,300 (T)
	Jonesboro	9-70	BV&FR 1½B x168		"Rep"	19,000
	Minimum down payment $500.					
	Repair program posted in property.					

NO PROPERTIES AVAILABLE IN COBB COUNTY

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: September 24, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Bldg.
Augusta, GA.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA.....(M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth Street
Augusta, GA 30902.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Drive 11-69	6-3 FR	132x235x 78x184x88	ALL CASH	$ 7,500 (O)
	No repairs on utilities.				
SH 2679	N/S Bell Avenue Hephzibah 4-70	6-4 FR 1½B	93x180	"Rep"	11,900 (MR)
SH 3962	1845 Watkins St. 12-69	5-3 FR	42x160	"Rep"	10,500 (MR)
LH 131 346	3446 Evening Drive 8-70	5-3 FR	90x240x 90x238	"Rep"	10,750 (O)
	Repair program posted in property.				
LH 145 503	1733 Walker St.	5-3 FR	28x161x30 x162	"Rep"	7,500 (MR) 8,250
	Repair program posted in property. Financing limited to 20 years.				
LH 162 057	2064 Morning Drive 5-70	5½-3 BV&FR 1½B	150x107x150 x109	"Rep"	15,600 (MR)
LH 163 800	1922 Chester Ave. 8-70	7-3 FR 2B	80x155	ALL CASH	7,500 (O)
LH 170 547	2521 Northview Dr. 8-70	5-2 FR	50x183	"Rep"	11,800 (MR)
	Repair program posted in property.				
LH 173 868	2409 Birdie Drive 3-70	6-4 BV&FR 1½B	80x150 Central A/C	"Rep"	19,750 (O)

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Page #2	AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES				
LH 178 033	2633 Oakland Drive 8-70	6-2 BV&FR	50x125	"Rep"	$18,200(O)
	Repair program posted in property.				
LH 179 001	2014 Highland Avenue 7-70	6-3 BV&FR	80x200	"Rep"	17,000(O)
LH 180 378	7 Pinetree Drive Grovetown 6-70	5½-3 BV&FR 1½B	100x200	"Rep"	15,500(MR)
LH 181 899	503 Dupont St. 5-70	4-2 FR	65x157x65 x162	"Rep"	10,900(O)
LH 186 257	Lottie Lane Grovetown 7-70	5½-3 BV&FR 1½B	100x200	"Rep"	18,900(MR)
LH 189 539	1809 Dawn Street 8-70	6-3 BV&FR 1½B	90x125	"Rep"	16,900(MR)
LH 190 085	2436 Lenox Rd. 1-70	6-3 BV	89x127x57 x122	"Rep"	16,950(O)
LH 190 609	4-B Westcliff Ct. 8-70	6½-3 BV&FR 1½B	80x141		20,500(MR)
	Central Air Conditioning. No repairs required.				
LH 191 206	2608 Meadowbrook Dr. 7-70	5½-3 BV&FR 2B	90x120	"Rep"	18,200(MR)
LH 191 495	1939 Fairway Drive 8-70	5-2 FR	291x160x 65x274	"Rep"	12,000(O)
	Repair program posted in property.				
LH 192 683	197 Oakdale Drive Martinez 6-70	5½-3 BV 2B	85x150	"Rep"	18,000(M) 18,500
	Repair program posted in property.				
LH 192 734	3103 Bell Drive 7-70	6-3 FR	75x132 x75x135	"Rep"	14,200(MR)
	Repair program posted in property.				
LH 194 781	3167 Truxton Ct. 8-70	5½-3 BV 1½B	41x164x160 x128	"Rep"	18,500(MR)
	Repair program posted in property.				

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Page #3	(Cont'd)	AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES			
LH 195 445	2523 Reese Avenue	4-2 7-70 FR Repair program posted in property.	85x127	"Rep"	9,000(O)
LH 195 595	2535 Brookshire Rd.	6½-3 2-70 BV 2B Repair program posted in property.	85x120	"Rep"	19,500(MR)
LH 197 183	3020 Acorn Road	5½-3 6-70 FR	90x150	"Rep"	14,000(O)
LH 197 579	2013 Lazenby Dr.	5½-2 6-70 FR	117x121x 146x59x41x18	"Rep"	12,500(O)
LH 198 225	2340 Woodbine Rd.	6-3 6-70 BV&FR	85x142x60 OP x200x134	"Rep"	18,750(MR)
LH 198 904	2 School Dr. Grovetown	5-3 7-70 BV&FR 1½B Repair program posted in property.	80x170	"Rep"	16,000(MR) 16,300
LH 200 670	534 Aiken St.	5½-3 8-70 BV&FR 1½B No repairs required.	60x100		16,000(MR)
LH 202 877	3309 Monday Drive	4½-2 8-70 FR&Alum. Repair program posted in property.	75x100	"Rep"	12,200(MR)

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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA 31906.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, GA 31906.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 5703	5571 Pollman Ct.	5-3	77x130			$16,000 (F)
	7-70	BV			"Rep"	17,400
	Repair program posted in property.					
LH 115 259	2860 Doyle Avenue	4-2	60x143	OP	"Rep"	9,000 (L)
	6-70	FR&AlumSiding				
LH 129 531	4742 Wellborn Drive	5-3	69x140		"Rep"	15,500 (F)
	7-70	BV&FR				
LH 153 234	2949 Gleason Avenue	5-3	60x143		"Rep"	11,000 (F)
	3-69	FR				
LH 154 910	50 Eddy Drive	5-2	103x170		"Rep"	10,000 (L)
	6-70	FR				
LH 156 643	2828 Schaul St.	6-3	117x65x118x65			15,250 (F)
		BV			"Rep"	16,000
	Repair program posted in property.					
LH 168 166	913 Sheridan Avenue	5-2	50x150		"Rep"	11,200 (L)
	3-70	FR				
LH 183 288	11 Cantrell Drive	5-2	75x203		"Rep"	10,400 (L)
	10-69	FR				
	Financing limited to 25 years					
	Subject to foundation settlement.					
LH 186 699	398 Clover Ave.	6-3	65x150x	OP		13,000 (L)
	8-70	BV	85x150		"Rep"	13,750
	Repair program posted in property.					
LH 187 278	3013 Lee Street	6-2	60x175	OP		12,500 (L)
		FR			"Rep"	13,500
	Repair program posted in property.					

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Page #2 COLUMBUS, GEORGIA - MUSCOGEE COUNTY (Cont'd)

LH 189 198	3520 Doyle Avenue	5-3	85x143 OP		$15,500 (L)
		8-70 BV		"Rep"	16,000
	Repair program posted in property.				
LH 191 231	770 Andrea Drive	5-3	82x123	"Rep"	16,500 (L)
		7-70 BV&FR			
LH 192 064	1338 Foye Avenue	6-2	70x150	"Rep"	12,500 (L)
		3-70 BV			
LH 193 122	3209 College Avenue	6-3	84x119	"Rep"	25,500 (L)
		4-70 BV&FR 2B			
	Minimum down payment $750.00.				
LH 194 399	2908 Grant Road	5-2	87x100	"Rep"	12,500 (L)
		6-70 FR			
LH 195 644	4530 Sims St.	5-3	70x150	"Rep"	14,500 (F)
		7-70 BV&FR			
	Repair program posted in property.				
LH 196 802	5941 Reed Avenue	5-3	75x165	"Rep"	20,500 (L)
		7-70 BV&FR 2B			
	Minimum down payment $500.00.				
LH 198 369	4041 Linden Circle	6-2	75x158x OP		10,200 (F)
		FR	110x182	"Rep"	11,200
	Repair program posted in property.				
LH 205 088	4336 Betty Drive	5-3	83x120x47 OP	"Rep"	16,900 (F)
		8-70 BV&FR	x37x125		
	Repair program posted in property.				

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 90 437	2225 E. Bolling St. (Formerly 2225 E. Bolton Street)	4-2 FR. 6-70	70x110			$ 7,500 (K) "Rep" 8,500
		Repair program posted in property.				
LH 147 891	2301 Pinetree Road	6-3 7-70 FR	75x120	OP	"Rep"	15,400 (P)
		Repair program posted in property.				
LH 200 087	3 Sarah Court	6-3 6-70 BV&FR 2B	80x140x20 x70x60		"Rep"	19,500 (K)
		Minimum down payment $500.00. Repair program posted in property.				

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY COMPANY
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

SH 5398	205 Diggs Blvd.		5-2	70x137x			$ 8,000 (W)
		5-70	FR	60x158		"Rep"	8,800
		Repair program posted in property.					
LH 79 095	224 Frances St.		5-3	75x175		"Rep"	11,200 (R)
		9-69	FR				
LH 114 518	128 Vinson Drive		5-2	65x150			7,000 (W)
		6-70	FR			"Rep"	8,000
		Repair program posted in property.					
LH 138 172	211 Willow Avenue		5½-3	95x132	OP		13,350 (W)
		4-70	BV 1½B			"Rep"	14,250
		Repair program posted in property.					
		Minimum down payment $200.00.					
LH 142 998	207 Ruzzelle St.		6-3	65x145			9,000 (W)
		4-70	BV&FR			"Rep"	9,950
		Repair program posted in property.					
LH 164 504	111 Williams St.		6-3	75x178x	OP	"Rep"	14,750 (R)
		5-70	BV&FR	75x110	TERMS: $200 down payment		
		Repair program posted in property.					
LH 194 926	718 McArthur Blvd.		5-2	65x110	OP	"Rep"	9,000 (W)
		2-70	FR				
LH 195 151	213 Crescent Dr.		5½-3	150x186x			9,500 (W)
		5-70	FR	149x65		"Rep"	10,500
		Repair program posted in property.					

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MISCELLANEOUS LISTING - GEORGIA

Albany Realty Company
700 North Slappey Drive
Albany, GA 31701

PM-GA

ALBANY

LH 200 963	1207 Whitney Avenue		6-3	65x150	OP	$10,700
		8-70	FR		"Rep"	12,500
	Repair program posted in property.					

Shiflett Realty and Insurance Agency
224½ Main Street
Cedartown, GA 30125

CEDARTOWN

LH 163 081	GA. Hwy # 1		6-2	266x280x	OP	13,500
	Route # 3	9-70	BV&FR	178x265	"Rep"	15,000
	Cedartown	Repair program posted in property.				

George B. Goss, Realtor
11 Thomas Street
Elberton, GA 30635

ELBERTON

DV 5378	Route # 6		5-3	400x302		13,500
	New Ruckersville Rd.		AlumSid	1½B	"Rep"	14,500
		6-70				
	Repair program posted in property.					
LH 194 509	Route # 3		6-3	307x646x		14,300
	Hwy 82	1-70	CB	458x498	"Rep"	15,800
				Approx. 4 acres.		
	Repair program posted in property.					

Thornton Realty Company
536 First Street
Macon, GA 31201

MACON

LH 143 062	2894 Walmar Drive		5½-3	87x124x		11,000
		9-70	BV	112x120	"Rep"	12,000
	Repair program posted in property.					

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MISCELLANEOUS LISTING - GEORGIA

MACON (Cont'd)

LH 144 025	2824 Walmar Drive	5½-3	70x112	"Rep"	$12,000
	5-70	BV			
LH 162 688	2429 Dapleton Drive	7-3	70x123x	"Rep"	16,900
	2-70	FR&Alum 2B	135x158		
	Repair program posted in property.				

DUNCAN REALTY COMPANY
204 Spring Street
Rossville, GA 30741

ROSSVILLE

LH 144 472	1822 Vero Beach Ave.	5-2	60x170		8,100
	8-70	FR		"Rep"	9,100
	Financing limited to 25 years in present "As Is" Condition.				
	Repair program posted in property.				
DL 117 813	1729 Pine Hill Road Route # 1, Rossville	5-2	50x100	"Rep"	6,900
	1-70	FR			
LH 171 584	1 Mary Lane	4-2	55x175x		5,500
	4-70	FR	50x201	"Rep"	6,500
	Repair program posted in property.				
	Financing limited to 25 years.				

PERRY REALTY COMPANY
313 E. Liberty St.
Savannah, GA 31401

STATESBORO

SH 3753	310 Denmark St.	5-2	60x120	"Rep"	9,000
	3-70	FR			

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NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #3

MISCELLANEOUS LISTING - GEORGIA

EMORY BASS COMPANY REALTORS
509 N. Patterson Street
Valdosta, GA 31601.....(B)

H. B. HURLEY, REALTOR
115 East Adair Street
Valdosta, GA 31601.....(H)

VALDOSTA

LH 166 633	2311 Sterling Place	5-3 8-70 BV&FR	90x180	"Rep"	$14,900 (H)
		Repair program posted in property.			
LH 173 813	619 N. Troupe St.	7-3 5-70 BV 2B	60x125	"Rep"	20,500 (H)
		Repair program posted in property.			
LH 184 114	230 Beck Street	6-3 BV&FR	69x205	OP	16,000 (H)
		Repair program to be posted at a later date.			
LH 198 693	Mary Hart Circle Twin Lakes	6-2 8-70 FR 1½	80x75x120	"Rep"	11,800 (H)
		Repair program posted in property.			

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File

VETERANS ADMINISTRATION
REGIONAL OFFICE
730 PEACHTREE STREET, N.E.
ATLANTA, GEORGIA 30308

Date: October 27, 1970

In Reply Refer to: L. G. Bulletin No. 269
316/262

ALL PROGRAM PARTICIPANTS

SUBJ: Loan Guaranty Legislation - Program Extension - Funding Fee

1. In Public Law 91-506 effective October 23, 1970, Congress terminated the funding fee required by Section 1818(D) of Title 38, USC, on VA guaranteed loans to Post-Korean veterans.

2. There will be outstanding in the hands of such veterans Certificates of Eligibility for loan guaranty benefits which specify that the funding fee is payable. Certain outstanding certificates of loan commitment specify collection of the funding fee. It is important to note that collection of the funding fee will not be required on loans closed on and after October 23, 1970, the effective date of Public Law 91-506, even though the VA commitment of the veteran's Certificate of Eligibility state that it is to be paid. The funding fee must be paid if specified as a requirement on the Certificate of Eligibility and the loan commitment, in respect to loans closed prior to October 23, 1970. The critical date will be that on which the loan is closed whether prior approval or automatic processing is involved.

3. With respect to funding fee remittances received by the VA on and after October 23, 1970 the VA will determine whether or not the fee was properly collectable. In all instances in which it is determined that the funding fee was not payable because of the change in the governing law, the remittance will be returned to the lender. To the extent that the loan amount was increased to cover the funding fee, the returned remittance will be credited to the loan account. This is necessary because disbursement of part of the loan proceeds to pay the funding fee will no longer be a proper loan purpose under VA Regulation 4349. To the extent that the funding fee was paid in cash by the veteran the returned remittance will be disposed of as directed by the veteran.

4. 'Validity dates' on Certificates of Eligibility for loan guaranty benefits will no longer be operative and may be disregarded.

J. J. SUMMERFORD
Loan Guaranty Officer
Loan Guaranty Division

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 10-29-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. ~~Minimum terms, % down, balance payable monthly at % for terms up to years depending on age, condition and other factors.~~ Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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1. VA makes no warranties, expressed or implied, with respect to property sold whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numberals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, aid-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

The best qualified offer will be accepted from those received within XX workdays of the public appearance of the initial or revised listing. VA properties are available to qualified individuals without regard to their race, color, religion or national origin. Offers to purchase will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433, Adoption of VA's Policy Against Discrimination.

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE October 29, 1970
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA. 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW.
Atlanta, GA 30303.....(D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, GA 30060.....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA 30354.....(M)

W. M. GREENWOOD REALTOR
309 East Church Street
Douglasville, GA 30134.....(G)

TRI-CITY REALTY & MORTGAGE CO.
3270 Main Street
College Park, GA 30022.....(T)

FULTON, DEKALB, CLAYTON, COBB AND DOUGLAS COUNTIES

PM-GA

FULTON COUNTY

LH 138 094	2965 Cambridge Dr. SW Atlanta	6-3 8-70	70x178x BV&FR 128x178	OP "Rep"		$17,500 (M)
	Repair program posted in property.					
LH 145 836	650 Cedar Ave. NW. Atlanta	5-2 4-70	62x132x FR 73x157	OP "Rep"		10,500 (D) 11,700
	Repair program posted in property.					
LH 173 314	28 Johnson Rd. NW. Atlanta	10-4 4-70	60x150 FR 2B	OP "Rep"		11,500 (D)
	Basement area has terrace apartment					
LH 179 512	227 Taft St.SW Atlanta	6½-3 5-70	55x100 BV&FR	OP "Rep"		15,500 (M) 16,500
	Repair program posted in property.					
LH 183 373	974 Todd Rd. NE Atlanta	12-4 9-70	59x133x FR 3B 45x100 Triplex			19,750 (D)
	To be sold "As Is" with no general repairs by VA.					
LH 188 224	2305 Beecher Rd. SW Atlanta	5-2 9-70	51x276x FR 50x287	OP "Rep"		16,500 (M) 17,200
	Repair program posted in property.					

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 29, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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Page #2		FULTON COUNTY (Cont'd)			
LH 193 171	458 Sydney St. SE Atlanta	6-3 BV&FR	50x187	"Rep"	$17,250 (D) 18,000
		Repair program posted in property.			
LH 195 415	294 Ormond St. SE Atlanta	7-3 10-70 FR	51x150	"Rep"	9,800 (D) 10,800
		Financing limited to 25 years. Repair program posted in property.			
LH 196 797	906 Rosemary Ave. SW Atlanta	6-3 BV&FR	65x195 OP	"Rep"	17,000 (M) 17,600
		Repair program posted in property.			
LH 197 292	351 Grant Park Pl.SE. Atlanta	7-4 7-70 FR	40x100	"Rep"	13,400 (D)
		Repair program posted in property.			
		DEKALB COUNTY			
SH 5525	2084 Dunwoody St.NE. Atlanta	7-2 6-70 BV&FR	51x144x 60x144	OP "Rep"	15,000 (D)
LH 161 121	2149 Oakview Rd.SE Atlanta	5-2 8-70 FR	50x439x 47x425	"Rep"	10,400 (D) 11,700
		Repair program posted in property.			
LH 169 288	195 Melrich Ave.NE. Atlanta	4-2 10-69 FR	50x125	OP "Rep"	12,000 (D)
LH 176 547	219 Second Ave. Decatur	8-5 6-70 FR 2B	60x166	ALL CASH	10,000 (D)
LH 178 435	232 Third Ave. Decatur	10-4 8-70 FR 2B	50x174x60 x187	OP "Rep"	16,500 (D) 18,500
		3 Room and bath frame apartment on rear of lot. Repair program posted in property.			
LH 183 884	1762 Terry Mill Rd.SE. Atlanta	6-3 8-70 FR	65x170	OP "Rep"	13,700 (D)
		Repair program posted in property.			
LH 185 432	205 W. Pharr Rd. Decatur	7-3 BV&FR 2B	70x189x150 x187	"Rep"	24,000 (D) 25,750
		Minimum down payment $1,000. Repair program posted in property.			

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VETERANS ADMINISTRATION

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DATE: October 29, 1970

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Atlanta, GA. 30308

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Page #3		DEKALB COUNTY (Cont'd)			
LH 185 489	361 Greenwood Ave. Decatur	7-3 8-70 BV Repair program posted in property.	60x155	"Rep"	$14,900 (D)
LH 186 051	1558 May Ave.,SE. Atlanta	5-2 8-70 FR Repair program posted in property.	60x150	"Rep"	12,000 (D)
LH 186 109	3091 Alston Dr. SE. Atlanta	5-2 12-69 FR No repairs to be made which includes utilities.	100x200	ALL CASH	7,000 (D)
LH 188 485	267 Cambridge Ave. Decatur	9-3 BV&FR 1½B Repair program posted in property.	50x141	OP "Rep"	14,100 (D) 15,200
LH 188 308	65 Howard St. SE. Atlanta	6-3 8-70 BV&FR Repair program posted in property.	49x150x 40x150	OP "Rep"	15,000 (D)
LH 193 082	338 Greenwood Ave. Decatur	5-2 8-70 CB Repair program posted in property.	60x153	"Rep"	14,400 (D)
LH 196 113	1707 Cecile Ave. SE. Atlanta	5-2 FR Repair program posted in property.	60x210	"Rep"	12,000 (D) 12,750
LH 202 149	2177 McAfee Rd. Decatur	6-3 BV&FR Repair program posted in property.	75x150	"Rep"	18,000 (D) 18,900
		CLAYTON COUNTY			
LH 176 724	81 Pinehurst Dr. Mountain View	5-3 10-70 FR	50x150	"AS IS" ALL CASH	6,000 (T)
LH 203 034	118 W. Mimosa Dr. Jonesboro	6-3 FR Central Air Conditioning. TERMS: $500 down payment Repair program posted in property.	23x266x 200x186	OP "Rep"	18,600 (T) 19,000

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Page #4

NO PROPERTIES AVAILABLE IN COBB COUNTY

DOUGLAS COUNTY

LH 203 965	Route 6, Big "A" Rd. Douglasville	7-3 9-70 FR	666x150x 533x150	$ 9,000 (G)

"As Is" sale only - no repairs which include utilities.

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Bldg.
Augusta, GA.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA.....(M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth Street
Augusta, GA 30902.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Dr.	6-3	132x235x78x184x88	ALL CASH	$ 7,500 (O)
		11-69 FR			
		No repairs on utilities.			
SH 2679	N/S Bell Ave.	6-4	93x180	"Rep"	11,400 (MR)
	Hephzibah	4-70 FR 1½B			
SH 3962	1845 Watkins St.	5-3	42x160	"Rep"	10,500 (MR)
		12-69 FR			
LH 70 459	1811 Mavis St.	5-3	70x100x56x30x140		8,000 (O)
		9-70 FR		"Rep"	9,400
		Repair program posted in property.			
LH 80 246	1933 Moore Rd.	4-2	75x100		6,200 (O)
		8-70 FR		"Rep"	7,800
		Repair program posted in property.			
LH 131 346	3446 Evening Dr.	5-3	90x240x90x238	"Rep"	10,750 (O)
		8-70 FR			
		Repair program posted in property.			
LH 162 057	2064 Morning Dr.	5½-3	150x107x150x109	"Rep"	15,600 (MR)
		5-70 BV&FR 1½B			
LH 163 800	1922 Chester Ave.	7-3	80x155	ALL CASH	7,500 (O)
		8-70 FR 2B			
LH 167 417	2458 Young Dr.	5½-3	70x177x50x194	"Rep"	12,500 (O)
		4-70 FR			
LH 173 868	2409 Birdie Dr.	6-4	80x150	"Rep"	19,750 (O)
		3-70 BV&FR 1½B	Central A/C		

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VETERANS ADMINISTRATION

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DATE: October 29, 1970

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730 Peachtree St., NE.
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Page #2 — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 177 758	1916 Moore Rd.	5½-3 FR	75x135		$10,200 (MR)
				"Rep"	11,800
		Repair program posted in property.			
LH 178 033	2633 Oakland Dr.	6-2 8-70 BV&FR	50x125	OP "Rep"	18,200 (O)
		Repair program posted in property.			
LH 179 001	2014 Highland Ave.	6-3 7-70 BV&FR	80x200	"Rep"	17,000 (O)
LH 180 378	7 Pinetree Dr. Grovetown	5½-3 6-70 BV&FR 1½B	100x200	"Rep"	15,500 (MR)
LH 181 899	503 Dupont St.	4-2 5-70 FR	65x157x65x162	"Rep"	10,900 (O)
LH 185 438	1913 Kings Grant Dr.	6-4 BV 2B Central A/C	85x147	"Rep"	21,750 (MR)
		Repair program posted in property.			
LH 186 257	Lottie Lane Grovetown	5½-3 7-70 BV&FR 1½B	100x200	"Rep"	18,900 (MR)
LH 187 855	316 Sterling St.	6-3 10-70 BV&FR 1½B	60x100	" "Rep"	17,000 (O) 17,700
		Repair program posted in property.			
LH 190 085	2436 Lenox Rd.	6-3 1-70 BV	89x127x57x122	"Rep"	16,950 (O)
LH 190 609	4-B Westcliff Ct.	6½-3 8-70 BV&FR 1½B	80x141		20,500 (MR)
		Central A/C. No repairs required.			
LH 190 531	1623 Jonathan Dr.	5-3 9-70 BV&FR 2B	70x144x40x35x146	"Rep"	18,500 (MR)
		Repair program posted in property.			
LH 191 206	2608 Meadowbrook Dr.	5½-3 7-70 BV&FR 2B	90x120	"Rep"	18,200 (MR)
LH 192 734	3103 Bell Dr.	6-3 7-70 FR	75x132x75x135	"Rep"	14,200 (MR)
		Repair program posted in property.			

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VETERANS ADMINISTRATION

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AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 194 781	3167 Truxton Ct.	5½-3	41x164x160x128	OP "Rep"	$18,500	(MR)
		8-70 BV 1½B				
		Repair program posted in property.				
LH 195 161	3517 Bullock Ave.	5½-3	100x200	OP "Rep"	15,750	(MR)
		10-70 FR				
		Repair program posted in property.				
LH 195 445	2523 Reese Ave.	4-2	85x127	OP "Rep"	9,500	(O)
		7-70 FR				
LH 195 595	2534 Brookshire Rd.	6½-3	85x120	"Rep"	19,500	(MR)
		2-70 BV 2B				
LH 197 183	3020 Acorn Rd.	5½-3	90x150	"Rep"	14,000	(O)
		6-70 FR				
LH 197 579	2013 Lazenby Dr.	5½-2	117x121x146x59x41x18	"Rep"	12,500	(O)
		6-70 FR				
LH 198 224	1982 Piedmont St.	4-2	28x48x150x35x149	"Rep"	11,400	(MR)
		8-70 FR				
		Repair program posted in property.				
LH 198 225	2340 Woodbine Rd.	6-3	85x142x60x200x134 OP	"Rep"	18,750	(MR)
		6-70 BV&FR				
LH 198 904	2 School Dr.	5-3	80x170		16,000	(MR)
	Grovetown	7-70 BV&FR 1½B		"Rep"	16,300	
		Repair program posted in property.				
LH 200 670	534 Aiken St.	5½-3	60x100	OP	16,000	(MR)
		8-70 BV&FR 1½B				
		No repairs required.				
LH 202 838	2540 Ivey Rd.	4½-2	80x192		10,200	(MR)
		10-70 FR		"Rep"	10,900	
		Repair program posted in property.				
LH 202 877	3309 Mundy Dr.	4½-2	75x100	"Rep"	12,200	(MR)
		8-70 FR&Alum				
		Repair program posted in property.				

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: October 29, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA 31906.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, GA 31906.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 4736	2629 Avalon Rd.	5-2	50x180x50x190	"Rep"	$10,900 (F)
		9-70 FR			
	Repair program posted in property.				
SH 4763	818 Southern Pines Dr.	5½-3	110x120x117x80		14,200 (L)
		10-70 BV&FR 1½B		"Rep"	14,900
	Repair program posted in property.				
SH4770	2905 Lansing Ave.	5-3	60x150		10,000 (F)
		10-70 FR		"Rep"	11,300
	Repair program posted in property.				
SH 5703	5571 Pollman Ct.	5-3	77x130	"Rep"	17,400 (F)
		7-70 BV			
	Repair program posted in property.				
LH 129 531	4742 Wellborn Dr.	5-3	69x140	"Rep"	15,500 (F)
		7-70 BV&FR			
LH 153 234	2949 Gleason Ave.	5-3	60x143	"Rep"	11,000 (F)
		3-69 FR			
LH 154 910	50 Eddy Dr.	5-2	103x170	"Rep"	10,000 (L)
		6-70 FR			
LH 156 643	2828 Schaul St.	6-3	117x65x118x65		15,250 (F)
		BV		"Rep"	16,200
	Repair program posted in property.				
LH 168 166	913 Sheridan Ave.	5-2	50x150	"Rep"	11,200 (L)
		3-70 FR			
LH 169 671	3024 Dawson St.	5-2	60x153		11,800 (F)
		FR		"Rep"	12,800
	TERMS: Financing limited to 25 years.				
	Repair program posted in property.				

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Page #2 COLUMBUS, GEORGIA - MUSCOGEE COUNTY (Cont'd)

LH 169 710	1053 Harbison Ct.	6-2	52x10x146x90x157x50		$ 9,800 (L)
		BV&FR		"Rep"	11,000
		Repair program posted in property.			
LH 176 362	925 Benning Dr.	5-2	50x175		10,500 (F)
		FR		"Rep"	11,200
		TERMS: Financing limited to 20 years in "As Is" condition.			
		Repair program posted in property.			
LH 181 849	5318 Eisenhower Dr.	7-3	75x140		16,000 (F)
		BV&FR 1½B		"Rep"	17,500
		Repair program posted in property.			
LH 183 288	11 Cantrell Dr.	5-2	75x203	"Rep"	10,400 (L)
		10-69 FR			
		TERMS: Financing limited to 25 years.			
		Subject to foundation settlement.			
LH 187 278	3013 Lee St.	6-2	60x175	OP "Rep"	13,500 (L)
		10-70 FR			
		Repair program posted in property.			
LH 189 198	3520 Doyle Ave.	5-3	85x143	"Rep"	16,000 (L)
		8-70 BV			
		Repair program posted in property.			
LH 191 231	770 Andrea Dr.	5-3	82x123	"Rep"	16,500 (L)
		7-70 BV&FR			
LH 191 327	6066 Nassau Circle	6-3	80x135x50x70x100	"Rep"	18,400 (F)
		9-70 BV&FR 1½B			
		Repair program posted in property.			
LH 192 007	2077 N. Andrews Rd.	5-2	80x115		11,500 (L)
		FR		"Rep"	12,900
		TERMS: Financing limited to 25 years.			
		Repair program posted in property.			
LH 192 064	1338 Foye Ave.	6-2	70x150	"Rep"	12,500 (L)
		3-70 BV			
LH 193 122	3209 College Ave.	6-3	84x119	"Rep"	25,500 (L)
		4-70 BV&FR 2B			
		Minimum down payment $750.00			

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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Page #3		COLUMBUS, GEORGIA - MUSCOGEE COUNTY (Cont'd)			
LH 194 399	2908 Grant Rd.	5-2 6-70 FR	87x100	"Rep"	$12,500 (L)
LH 195 644	4530 Sims St.	5-3 7-70 BV&FR Repair program posted in property.	70x150	"Rep"	14,500 (F)
LH 196 802	5941 Reed Ave.	5-3 7-70 BV&FR 2B Minimum down payment $500.00.	75x165	"Rep"	20,500 (L)
LH 198 369	4041 Linden Cir.	6-2 FR Repair program posted in property.	75x158x110x182	" "Rep"	10,200 (F) 11,200
LH 204 277	4146 Durwood Dr.	6-3 10-70 BV&FR 1½B Repair program posted in property.	58x145x97x150	"Rep"	18,900 (L) 19,900

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA .....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — SAVANNAH, GEORGIA - CHATHAM COMPANY

LH 90 437 — 2225 E. Bolling St. (Formerly 2225 E. Bolton St.) — 4-2 FR — 70x110 — OP "Rep" — $ 8,500 (K)
6-70 Repair program posted in property.

LH 188 519 — 411 W. 64th St. — 6-3 — 60x110 — 11,400 (K)
8-70 FR — "Rep" — 12,000
Repair program posted in property.

LH 200 087 — 3 Sarah Ct. — 6-3 — 80x140x60x20x70x60 — "Rep" — 19,500 (K)
6-70 BV&FR 2B
Minimum down payment $500.00.
Repair program posted in property.

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA .....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY COMPANY
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

SH 5398	205 Diggs Blvd.	5-2	70x137x60x158		$ 8,000 (W)
		5-70 FR		"Rep"	8,800
		Repair program posted in property.			
SH 5158	313 Willow Ave.	6-3	80x128		14,000 (R)
		7-70 BV&FR 1½B		"Rep"	14,900
		Repair program posted in property.			
LH 79 095	224 Frances St.	5-3	75x175	"Rep"	11,200 (R)
		9-69 FR			
LH 114 518	128 Vinson Dr.	5-2	65x150		7,000 (W)
		6-70 FR		"Rep"	8,000
		Repair program posted in property.			
LH 138 172	211 Willow Ave.	5½-3	95x132		13,350 (W)
		4-70 BV 1½B		"Rep"	14,250
		Repair program posted in property.			
		Minimum down payment $200.00.			
LH 142 998	207 Ruzzelle St.	6-3	65x145		9,000 (W)
		4-70 BV&FR		"Rep"	9,950
		Repair program posted in property.			
LH 195 151	213 Crescent Dr.	5½-3	150x186x149x65		9,500 (W)
		5-70 FR		"Rep"	10,500
		Repair program posted in property.			

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MISCELLANEOUS LISTING - GEORGIA

Albany Realty Company
700 North Slappey Drive
Albany, GA 31701

PM-GA — ALBANY

LH 201 657 — 2508 S.Washington St. 4-2 77x110 $10,400
8-70 CB&BV "Rep" 10,700
Repair program posted in property.

Miles Insurance & Realty Co.
502 West Shotwell Street
Bainbridge, GA 31717

BAINBRIDGE

LH 171 939 — 1103 Broughton St. 5-2 50x140 5,500
7-70 FR "Rep" 6,500
Financing limited to 25 years.
Repair program posted in property.

Shiflett Realty and Insurance Agency
224½ Main Street
Cedartown, GA 30125

CEDARTOWN

LH 163 081 — GA Hwy #1 Route #3 6-2 266x280x178x265 OP "Rep" 15,000
9-70 BV&FR
Repair program posted in property.

Carl Lawson Agency
310 Academy St.
Gainesville, GA 30501

DAWSONVILLE

DL 150 036 — Rt. 4, Warhill Rd. 6-3 462x208x215x402 10,000
8-70 FR x485x470
To be sold "As Is" - no repairs of any nature which include utilities.

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Page #2

MISCELLANEOUS LISTING - GEORGIA

George R. Goss, Realtor
240 E. Railroad St.
Elberton, GA 30635

PM-GA — ELBERTON

DV 5378	Route #6,New Ruckersville Rd.	5-3 Alum Siding 6-70 1½B	400x302	OP "Rep"	$13,500 14,500
	Repair program posted in property.				
LH 194 509	Route #3 Hwy 82	6-3 1-70 CB	307x646x458x498 Approx.4 acres	"Rep"	14,300 15,800
	Repair program posted in property.				

Thornton Realty Company
536 First Street
Macon, GA 31201

MACON

LH 143 062	2894 Walmar Dr.	5½-3 9-70 BV	87x124x112x120	"Rep"	12,000
LH 144 025	2824 Walmar Dr.	5½-3 5-70 BV	70x112	OP "Rep"	11,500
LH 162 688	2429 Dapleton Dr.	7-3 2-70 FR&Alum. 2B	70x123x135x158	"Rep"	16,900

Duncan Realty Company
204 Spring St.
Rossville, GA. 30741

ROSSVILLE

DL 113 817	1729 Pine Hill Rd. Route #1	5-2 1-70 FR	50x100	OP "Rep"	6,900
LH 144 472	1822 Vero Beach Ave.	5-2 8-70 FR	60x170	"Rep"	8,100 9,100
	Financing limited to 25 years in present "As Is" condition. Repair program posted in property.				

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Page #3

MISCELLANEOUS LISTING - GEORGIA

PM-GA

ROSSVILLE (Cont'd)

LH 171 584	1 Mary Lane	4-2	55x175x50x201		$ 5,500
		4-70 FR		"Rep"	6,500
		Repair program posted in property.			
		Financing limited to 25 years.			
LH 189 443	Route 1, Hiawatha Circle Chickamauga	6-3	100x145	"Rep"	16,700
		10-70 BV&FR 1½B			
		Repair program posted in property.			

Perry Realty Company
313 E. Liberty St.
Savannah, GA 31401

STATESBORO

SH 3753	310 Denmark St.	5-2	60x120	"Rep"	8,500
		3-70 FR			

Watson & Knox Insurance Agency
Knox Building
Thomson, GA 30824

THOMSON

LH 198 829	Route 2, Michael St.	7-3	100x143x100x145	OP	18,500
		9-70 BV&FR 1½B		"Rep"	19,500
		Central A/C - Repair program posted in property.			

Emory Bass Company Realtors
509 N. Patterson Street
Valdosta, GA 31601.....(B)

H. B. Hurley, Realtor
115 East Adair Street
Valdosta, GA 31601.....(H)

VALDOSTA

LH 166 633	2311 Sterling Pl.	5-3	90x180	"Rep"	14,900 (H)
		8-70 BV&FR	Repair program posted in property.		

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Page #4

MISCELLANEOUS LISTING - GEORGIA

PM-GA

VALDOSTA (Cont'd)

LH 173 813	619 N. Troupe St.	7-3 5-70 BV 2B	60x125	"Rep"	$20,500 (H)
LH 184 114	230 Beck St.	6-3 BV&FR	69x205	OP	16,000 (H)
		Repair program to be posted at a later date.			
LH 198 693	Mary Hart Cir. Twin Lakes	6-2 8-70 FR 1½B	80x75x120	"Rep"	11,800 (H)
		Repair program posted in property.			

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VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 11-25-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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1. VA makes no warranties, expressed or implied, with respect to property sold whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numberals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, aid-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

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VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE November 25, 1970
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA. 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

ARROWHEAD PROPERTIES
P.O. Box 314
Mableton, GA.....(A)

DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St.,NW.
Atlanta, GA 30303.....(D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, GA.....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA 30354.....(M)

W. M. GREENWOOD REALTOR
309 East Church Street
Douglasville, GA. 30134.....(G)

TRI-CITY REALTY & MORTGAGE CO.
3270 Main Street
College Park, GA 30022.....(T)

PM-GA

FULTON, DEKALB, CLAYTON, COBB, DOUGLAS & GWINNETT COUNTIES

FULTON COUNTY

LH 138 094	2965 Cambridge Dr.,SW Atlanta 8-70	6-3 BV&FR	70x178x128x178		"Rep"	$17,500 (M)
LH 145 836	650 Cedar Ave.,NW. Atlanta 4-70 Repair program posted in property.	5-2 FR	62x132x73x157		OP "Rep"	10,500 (D) 11,700
LH 162 890	1055 Deckner Ave.,SW Atlanta Repair program posted in property.	5-2 FR	50x150		OP "Rep"	11,900 (M) 13,000
LH 173 314	28 Johnson Rd.,NW. Atlanta 4-70 Basement area has terrace apartment.	10-4 FR 2B	60x150	OP	"Rep"	11,500 (D)
LH 179 512	227 Taft St.,SW Atlanta 5-70	6½-3 BV&FR	55x100		"Rep"	15,500 (M) 16,500

Repair program posted in property.

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 25, 1970

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730 Peachtree St., NE.
Atlanta, GA. 30308

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Page #2

FULTON COUNTY (Cont'd)

LH 183 373	974 Todd Rd.,NE Atlanta 9-70	12-4 FR 3B Triplex	59x133x45x100	OP	$19,750 (D)
	To be sold "As Is" with no general repairs by VA.				
LH 193 171	458 Sydney St., SE. Atlanta 11-70	6-3 BV&FR	50x187	"Rep"	$18,000 (D)
	Repair Program posted in property.				
LH 193 844	1994 Shirley St., SW Atlanta 9-70	6-3 BV&FR	65x273x82x51x263	OP "Rep"	18,500 (T) 19,300
	Repair program posted in property.				
LH 195 415	249 Ormond St., SE Atlanta 10-70	7-3 FR	51x150	OP "Rep"	9,800 (D) 10,800
	Financing limited to 25 years. Repair program posted in property.				
LH 196 797	906 Rosemary Ave.,SW Atlanta	6-3 BV&FR	65x195	OP "Rep"	17,000 (M) 17,600
	Repair program posted in property.				
LH 197 292	351 Grant Park Pl.,SE Atlanta 7-70	7-4 FR	40x100	"Rep"	13,400 (D)
LH 197 310	2614 Rockwood Ave., NE Atlanta	4-2 FR	49x149x44x139	"Rep"	9,000 (M) 9,750
	Repair program posted in property.				
LH 202 377	3527 Glenview Cir., SW Atlanta	6-3 BV&FR 2B	75x290	"Rep"	22,300 (M) 23,000
	TERMS: $500.00 down payment. Repair program posted in property.				
LH 203 534	1554 Pineview Ter.,SW Atlanta	7-3 BV&FR	50x184x50x179	"Rep"	18,500 (M) 19,500
	TERMS: $500.00 down payment. Repair program posted in property.				

DEKALB COUNTY

SH 5525	2084 Dunwoody St.,NE Atlanta 6-70	7-2 BV&FR	51x144x60x144	"Rep"	15,000 (D)
LH 161 121	2149 Oakview Rd.,SE Atlanta 8-70	5-2 FR	50x439x47x425	"Rep"	11,700 (D)
	Repair program posted in property.				

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Page #3		DEKALB COUNTY (Cont'd)			
LH 176 547	219 Second Ave. Decatur 6-70	8-5 FR 2B	60x166		ALL CASH $10,000 (D)
LH 183 884	1762 Terry Mill Rd.SE Atlanta 8-70 Repair program posted in property.	6-3 FR	65x170		OP "Rep" 13,700 (D)
LH 185 432	205 W. Pharr Rd. Decatur 11-70 Minimum down payment $1,000. Repair program posted in property.	7-3 BV&FR 2B	70x189x150x187		24,000 (D) "Rep" 25,750
LH 185 489	361 Greenwood Ave. Decatur 8-70 Repair program posted in property.	7-3 BV	60x155		OP "Rep" 14,900 (D)
LH 186 051	1558 May Ave., SE Atlanta 8-70 Repair program posted in property.	5-2 FR	60x150		"Rep" 12,000 (D)
LH 186 109	3091 Alston Dr., SE Atlanta 12-69 No repairs to be made which includes utilities.	5-2 FR	100x200		ALL CASH 7,000 (D)
LH 188 308	65 Howard St., SE Atlanta 8-70 Repair program posted in property.	6-3 BV&FR	49x150x40x150		"Rep" 15,000 (D)
LH 188 485	267 Cambridge Ave. Decatur 11-70 Repair program posted in property.	9-3 BV&FR 1½B	50x141		OP "Rep" 15,200 (D)
LH 193 082	338 Greenwood Ave. Decatur 8-70 Repair program posted in property.	5-2 CB	60x153		"Rep" 14,400 (D)
LH 193 558	321 Lamon St. SE Atlanta Repair program posted in property.	5-2 FR	50x150		11,300 (D) "Rep" 12,000
LH 196 113	1707 Cecile Ave.,SE Atlanta 11-70 Repair program posted in property.	5-2 FR	60x210		OP 12,000 (D) "Rep" 12,750

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Page #4					
		CLAYTON COUNTY			
LH 147 397	234 Pinehurst Dr.	11-6	50x150		$14,100 (T)
	Mountain View	11-70	FR 3B	"Rep"	16,500
	Repair program posted in property.				
LH 180 962	219 Fulford Dr.	6-3	120x157		12,600 (T)
	Mountain View	10-70	FR	"Rep"	14,200
	Repair program posted in property.				
LH 176 724	81 Pinehurst Dr.	5-3	50x150	"As Is"	6,000 (T)
	Mountain View	10-70	FR	ALL CASH	
		COBB COUNTY			
LH 129 510	Anderson Mill Rd.	5-2	105x185	OP	8,500 (A)
	Austell	BV&FR		"Rep"	10,500
	Financing limited to 20 years in present condition. Repair program posted in property.				
LH 197 622	1210 Little Acres Pl.	7-3	120x200		31,500 (L)
	Marietta	11-70	BV&FR 2B	"Rep"	32,500
	TERMS: Down payment $1,500. Repair program posted in property.				
		DOUGLAS COUNTY			
LH 203 965	Route 6, Big "A" Rd.	7-3	666x150x533x150		9,000 (G)
	Douglasville	9-70	FR		
	"As Is" Sale only - no repairs which include utilities.				
		GWINNETT COUNTY			
LH 172 703	Rt. 2, Martins Chapel	6-3	139x322x200x250x694		17,500 (D)
	Road, Lawrenceville	BV&FR	x322	"Rep"	19,000
	TERMS: Down payment $500.00. Repair program posted in property.				

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Bldg.
Augusta, GA.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA.....(M)

CHARLES J. O'CONNOR REALTY COMPANY
108 Eighth Street
Augusta, GA 30902.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Dr.	6-3	132x235x78x184x88	ALL CASH	$ 6,500 (O)
	11-69	FR			
	No repairs on utilities.				
SH 2679	N/S Bell Ave.	6-4	93x180	OP "Rep"	11,400 (MR)
	Hephzibah 4-70	FR	1½B		
SH 3962	1845 Watkins St.	5-3	42x160	"Rep"	10,500 (MR)
	12-69	FR			
LH 70 459	1811 Mavis St.	5-3	70x100x56x30x140	"Rep"	9,400 (O)
	9-70	FR			
	Repair program posted in property.				
LH 80 246	1933 Moore Rd.	4-2	75x100	"Rep"	7,800 (O)
	8-70	FR			
	Repair program posted in property.				
LH 131 346	3446 Evening Dr.	5-3	90x240x90x238	OP "Rep"	10,750 (O)
	8-70	FR			
	Repair program posted in property.				
LH 163 800	1922 Chester Ave.	7-3	80x155	ALL CASH	7,500 (O)
	8-70	FR	2B		
LH 167 417	2458 Young Dr.	5½-3	70x177x50x194	"Rep"	12,500 (O)
	4-70	FR			
LH 173 868	2409 Birdie Dr.	6-4	80x150	"Rep"	19,750 (O)
	3-70	BV&FR	1½B Central A/C		
LH 177 758	1916 Moore Rd.	5½-3	75x135		10,200 (MR)
		FR		"Rep"	11,800
	Repair program posted in property.				

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Page #2 — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 178 033	2633 Oakland Dr.	6-2	50x125	OP "Rep"	$18,200 (O)
	8-70	BV&FR			
	Repair program posted in property.				
LH 179 001	2014 Highland Ave.	6-3	80x200	"Rep"	17,000 (O)
	7-70	BV&FR			
LH 180 378	7 Pinetree Dr.	5½-3	100x200	"Rep"	15,500 (MR)
	Grovetown 6-70	BV&FR	1½B		
LH 181 899	503 Dupont St.	4-2	65x157x65x162	"Rep"	10,900 (O)
	5-70	FR			
LH 185 438	1913 Kings Grant Dr.	6-4	85x147	"Rep"	21,750 (MR)
	9-70	BV	2B Central A/C		
	Repair program posted in property.				
LH 186 257	Lottie Lane	5½-3	100x200	"Rep"	18,900 (MR)
	Grovetown 7-70	BV&FR	1½B		
LH 187 855	316 Sterling St.	6-3	60x100	"Rep"	17,700 (O)
	10-70	BV&FR	1½B		
	Repair program posted in property.				
LH 190 531	1623 Jonathan Dr.	5-3	70x144x40x35x146	"Rep"	18,500 (MR)
	9-70	BV&FR	2B		
	Repair program posted in property.				
LH 190 609	4-B Westcliff Ct.	6½-3	80x141		20,500 (MR)
	8-70	BV&FR	1½B		
	Central A/C. No repairs required.				
LH 191 206	2608 Meadowbrook Dr.	5½-3	90x120	"Rep"	18,200 (MR)
	7-70	BV&FR	2B		
LH 188 129	2903 Kipling Dr.	8-4	100x150	"Rep"	36,500 (MR)
	11-70	BV&FR	2½B		
	Central Air Conditioning.				
	Down Payment - $1,500. Repair program posted in property.				
LH 192 697	4043 Delray Ct.	6-3	65x153x131x221	"Rep"	18,600 (M)
	Martinez 11-70	BV&FR	1½B		
	Central Air Conditioning. Repair program posted in prop.				
LH 192 734	3103 Bell Dr.	6-3	75x132x75x135	"Rep"	14,200 (MR)
	7-70	FR			

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LH 195 161	3517 Bullock Ave.	5½-3	100x200		$15,750 (MR)
		10-70	FR		
	Repair program posted in property.				
LH 195 595	2534 Brookshire Rd.	6½-3	85x120	"Rep"	19,500 (MR)
		2-70	BV 2B		
LH 197 183	3020 Acorn Rd.	5½-3	90x150	"Rep"	14,000 (O)
		6-70	FR		
LH 197 184	Route 1	6-3	198x271x150x252	"Rep"	14,900 (MR)
	Blythe	10-70	FR		
	Repair program posted in property. Only main dwelling to be repaired.				
LH 197 579	2013 Lazenby Dr.	5½-2	117x121x146x59x41x18	"Rep"	12,500 (O)
		6-70	FR		
LH 198 224	1982 Piedmont St.	4-2	28x48x150x35x149	"Rep"	11,400 (MR)
		8-70	FR		
	Repair program posted in property.				
LH 199 851	2629 Oakland Dr.	5-2	75x150	OP "Rep"	13,200 (MR)
		8-70	FR		
LH 198 225	2340 Woodbine Rd.	6-3	85x142x60x200x134	OP "Rep"	18,750 (MR)
		6-70	BV&FR		
LH 198 904	2 School Dr.	5-3	80x170		16,000 (MR)
	Grovetown	7-70	BV&FR 1½B	"Rep"	16,300
	Repair program posted in property.				
LH 200 597	2215 Boykin Rd.	5-3	100x200		17,300 (MR)
		11-70	BV&FR 1½B	"Rep"	17,900
	Central Air Conditioning. Repair program posted in property.				
LH 200 670	534 Aiken St.	5½-3	60x100	OP	16,000 (MR)
		8-70	BV&FR 1½B		
	No repairs required.				
LH 202 838	2540 Ivey Rd.	4½-2	80x192	"Rep"	10,900 (MR)
		10-70	FR		
	Repair program posted in property.				
LH 202 877	3309 Mundy Dr.	4½-2	75x100	"Rep"	12,200 (MR)
		8-70	FR&Alum		
	Repair program posted in property.				

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Page #4	AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTY				
LH 204 357	2516 Dexter Rd.	6-3	110x130		$20,400 (MR)
		10-70	BV&FR 1½B	"Rep"	20,700
	Repair program posted in property.				

5

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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA 31906.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, GA 31906.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 4736	2629 Avalon Rd.	5-2	50x180x50x190	"Rep"	$10,900 (F)
	9-70	FR			
	Repair program posted in property.				
SH 4763	818 Southern Pines Dr.	5½-3	110x120x117x80	"Rep"	14,900 (L)
	10-70	BV&FR	1½B		
	Repair program posted in property.				
SH 4770	2905 Lansing Ave.	5-3	60x150	"Rep"	11,300 (F)
	10-70	FR			
	Repair program posted in property.				
SH 5703	5571 Pollman Ct.	5-3	77x130	"Rep"	17,400 (F)
	7-70	BV			
	Repair program posted in property.				
LH 129 531	4742 Wellborn Dr.	5-3	69x140	"Rep"	15,500 (F)
	7-70	BV&FR			
LH 153 234	2949 Gleason Ave.	5-3	60x143	"Rep"	11,000 (F)
	3-69	FR			
LH 154 910	50 Eddy Dr.	5-2	103x170	"Rep"	10,000 (L)
	6-70	FR			
LH 156 643	2828 Schaul Street	6-3	117x65x118x65	"Rep"	16,200 (F)
	10-70	BV			
	Repair program posted in property.				
LH 168 166	913 Sheridan Ave.	5-2	50x150	"Rep"	11,200 (L)
	3-70	FR			
LH 169 671	3024 Dawson St.	5-2	60x153	"Rep"	12,800 (F)
	11-70	FR			
	TERMS: Financing limited to 25 years.				
	Repair program posted in property.				

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 25, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 % down, balance payable monthly at 8½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2 COLUMBUS, GEORGIA - MUSCOGEE COUNTY (Cont'd)

LH 169 710	1053 Harbison Ct.	6-2 11-70 BV&FR	52x10x146x90x157x50	"Rep"	$11,000 (L)
		Repair program posted in property.			
LH 176 362	925 Benning Dr.	5-2 FR	50x175	"Rep"	10,500 (F) 11,200
		TERMS: Financing limited to 20 years in "As Is" condition. Repair program posted in property.			
LH 183 288	11 Cantrell Dr.	5-2 10-69 FR	75x203	"Rep"	10,400 (L)
		TERMS: Financing limited to 25 years. Subject to foundation settlement.			
LH 189 198	3520 Doyle Ave.	5-3 8-70 BV	85x143	OP "Rep"	16,000 (L)
		Repair program posted in property.			
LH 191 231	770 Andrea Dr.	5-3 7-70 BV&FR	82x123	"Rep"	16,500 (L)
LH 191 327	6066 Nassau Circle	6-3 9-70 BV&FR 1½B	80x135x50x70x100	OP "Rep"	18,400 (F)
		Repair program posted in property.			
LH 192 007	2077 N. Andrews Rd.	5-2 10-70 FR	80x115	"Rep"	12,900 (L)
		TERMS: Financing limited to 25 years. Repair program posted in property.			
LH 192 064	1338 Foye Ave.	6-2 3-70 BV	70x150	"Rep"	12,500 (L)
LH 193 122	3209 College Ave.	6-3 4-70 BV&FR 2B	84x119	"Rep"	24,900 (L)
		Minimum down payment $500.00.			
LH 195 644	4530 Sims St.	5-3 7-70 BV&FR	70x150	"Rep"	14,500 (F)
		Repair program posted in property.			
LH 196 802	5941 Reed Ave.	5-3 7-70 BV&FR 2B	75x165	"Rep"	20,500 (L)
		Minimum down payment $500.00.			

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 25, 1970

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730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #3 COLUMBUS, GEORGIA - MUSCOGEE COUNTY (Cont'd)

LH 198 369 4041 Linden Circle 6-2 75x158x110x182 OP "Rep" $11,200 (F)
11-70 FR
Repair program posted in property.

LH 204 277 4146 Durwood Drive 6-3 58x145x97x150 "Rep" 19,900 (L)
10-70 BV&FR 1½B
Repair program posted in property.

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VETERANS ADMINISTRATION

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 188 519 411 W. 64th St. 6-3 60x110 OP "Rep" $12,000 (K)
8-70 FR
Repair program posted in property.

LH 200 087 3 Sarah Ct. 6-3 80x140x60x20x70x60 "Rep" 19,500 (K)
6-70 BV&FR 2B
Minimum down payment $500.00.
Repair program posted in property.

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VETERANS ADMINISTRATION

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730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY COMPANY
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

SH 5158	313 Willow Ave.	6-3	80x128	OP "Rep"	$14,900 (R)
	7-70	BV&FR	1½B		
	Repair program posted in property.				
SH 5398	205 Diggs Blvd.	5-2	70x137x60x158		8,000 (W)
	5-70	FR		"Rep"	8,800
	Repair program posted in property.				
LH 79 095	224 Frances St.	5-3	75x175	"Rep"	11,200 (R)
	9-69	FR			
LH 114 518	128 Vinson Dr.	5-2	65x150		7,000 (W)
	6-70	FR		"Rep"	8,000
	Repair program posted in property.				
LH 138 172	211 Willow Ave.	5½-3	95x132		13,350 (W)
	4-70	BV	1½B	"Rep"	14,250
	Repair program posted in property.				
	Minimum down payment $200.00.				
LH 142 998	207 Ruzzelle St.	6-3	65x145		9,000 (W)
	4-70	BV&FR		"Rep"	9,950
	Repair program posted in property.				
LH 195 151	213 Crescent Drive	5½-3	150x186x149x65		9,500 (W)
	5-70	FR		"Rep"	10,500
	Repair program posted in property.				

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VETERANS ADMINISTRATION

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730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

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MISCELLANEOUS LISTING - GEORGIA

Albany Realty Company
700 North Slappey Drive
Albany, GA 31701

PM-GA — ALBANY

LH 201 657 — 2508 S.Washington St. — 4-2 — 77x110 — $10,400
8-70 — CB&BV — "Rep" — 10,700
Repair program posted in property.

Miles Insurance & Realty Co.
502 West Shotwell Street
Bainbridge, GA 31717

BAINBRIDGE

LH 171 939 — 1103 Broughton St. — 5-2 — 50x140 — 5,500
7-70 — FR — "Rep" — 6,500
Financing limited to 25 years.
Repair program posted in property.

Carl Lawson Agency
310 Academy St.
Gainesville, GA. 30501

DAWSONVILLE

DL 150 036 — Rt. 4, Warhill Rd. — 6-3 — 462x208x215x402 — 10,000
8-70 — FR — x485x470
To be sold "As Is" - no repairs of any nature which include utilities.

George R. Goss, Realtor
240 E. Railroad St.
Elberton, GA 30635

ELBERTON

DV 5378 — Route #6, New Ruckersville Rd. — 5-3 — 400x302 — 13,500
Alum Siding — "Rep" — 14,500
6-70 — 1½B
Repair program posted in property.

LH 194 509 — Route #3 Hwy 82 — 6-3 — 307x646x458x498 — 14,300
1-70 — CB — Approx.4 acres — "Rep" — 15,800
Repair program posted in property.

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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Page #2

MISCELLANEOUS LISTING - GEORGIA

Thornton Realty Company
536 First Street
Macon, GA 31201

MACON

LH 143 062	2894 Walmar Dr.	5½-3	87x124x112x120	"Rep"	$12,000
	9-70	BV			
LH 144 025	2824 Walmar Dr.	5½-3	70x112	OP "Rep"	11,500
	5-70	BV			
LH 162 688	2429 Dapleton Dr.	7-3	70x123x135x158	OP "Rep"	16,900
	2-70	FR&Alum. 2B			

Harvey Given Company
Sixth Avenue Building
Rome, GA 30161

ROME

DL 107 811	Rt. 7, Old School Rd.	4-2	148x176x57x148x505	ALL CASH	5,500
	6-70	FR			

No repairs of any nature by VA.

Duncan Realty Company
204 Spring St.
Rossville, GA 30741

ROSSVILLE

LH 144 472	1822 Vero Beach Ave.	5-2	60x170		8,100
	8-70	FR		"Rep"	9,100

Financing limited to 25 years in present "As Is" condition. Repair program posted in property.

LH 171 584	1 Mary Lane	4-2	55x175x50x201		5,500
	4-70	FR		"Rep"	6,500

Repair program posted in property.
Financing limited to 25 years.

LH 184 831	875 Hulana Dr.	5-3	100x150		12,200
	9-70	FR 1½B		"Rep"	12,600

Repair program posted in property.

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VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE November 25, 1970
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA. 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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MISCELLANEOUS LISTING - GEORGIA

ROSSVILLE (Cont'd)

LH 189 443	Route 1, Hiawatha Circle Chickamauga	6-3 10-70	100x145 BV&FR 1½B	OP "Rep"	$16,700
	Repair program posted in property.				
LH 195 047	Carrol Drive Ringgold	4-2 10-70	70x150x70x163 FR	"Rep	8,600 8,900
	Repair program posted in property.				

Perry Realty Company
313 E. Liberty St.
Savannah, GA 31401

STATESBORO

SH 3753	310 Denmark St.	5-2 3-70	60x120 FR	"Rep"	8,500

Watson & Knox Ins. Agency
Knox Building
Thomson, GA 30824

THOMSON

LH 196181	809 Mobley St.	6-4 11-70	246x125x177x50 BV	"Rep"	14,300 14,900
	Repair program posted in property.				

Emory Bass Company Realtors
509 N. Patterson Street
Valdosta, GA 31601.....(B)

H. B. Hurley, Realtor
115 East Adair Street
Valdosta, GA 31601.....(H)

VALDOSTA

LH 166 633	2311 Sterling Pl.	5-3 8-70	90x180 BV&FR	"Rep"	14,900 (H)
	Repair program posted in property.				
LH 173 813	619 N. Troupe St.	7-3 5-70	60x125 BV 2B	"Rep"	19,750 (H)

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: November 25, 1970

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730 Peachtree St., NE.
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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #4

MISCELLANEOUS LISTING - GEORGIA

VALDOSTA (Cont'd)

LH 184 114 230 Beck St. 6-3 69x205 $16,000 (H)
10-70 BV&FR
Repair program to be posted at a later date.

LH 198 693 Mary Hart Circle 6-2 80x75x120 "Rep" 11,800 (H)
Twin Lakes 8-70 FR 1½B
Repair program posted in property.

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FILE

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 12-28-70
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. [redacted]. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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1. VA makes no warranties, expressed or implied, with respect to property sold whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numberals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV - brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, aid-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 28, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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ARROWHEAD PROPERTIES
P.O. Box 314
Mableton, GA. 30059.....(A)

DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW.
Atlanta, GA. 30303.....(D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, GA. 30060.....(L)

McCORD & REEVES, Inc.
3238 Stewart Avenue
Hapeville, GA. 30354.....(M)

W. M. Greenwood Realtor
309 East Church Street
Douglasville, GA. 30134.....(G)

TRI-CITY REALTY & MORTGAGE CO.
3270 Main Street
College Park, GA. 30022.....(T)

PM-GA — FULTON, DEKALB, CLAYTON, COBB, DOUGLAS & GWINNETT COUNTIES

FULTON COUNTY

LH 138 094	2965 Cambridge Dr.,SW. Atlanta	6-3 8-70 BV&FR	70x178x128x178	OP	"Rep"	$17,500(M)
LH 145 836	650 Cedar Ave.NW Atlanta	5-2 4-70 FR	62x132x73x157	OP	"Rep"	11,700(D)
		Repair program posted in property.				
LH 177 049	1232 Greenwich St. SW Atlanta	10-4 11-70 FR 3B	49x150		"Rep"	12,000(T) 14,500
		Two unit apartment				
		Repair program posted in property.				
LH 179 512	227 Taft St., SW. Atlanta	6½-3 5-70 BV&FR	55x100		"Rep"	15,500(M) 16,500
		Repair program posted in property.				
LH 183 784	3269 Sewell Rd.,SW. Atlanta	7-3 8-70 BV&FR	100x368x98x235x70x218x207 2B		"Rep"	26,600(M) 27,750
		TERMS: $750.00 down payment.				
		Repair program posted in property.				

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730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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Page #2		**FULTON COUNTY** (Cont'd)			
LH 193 171	458 Sydney St., SE. Atlanta 11-70	6-3 BV&FR	50x187	"Rep"	$18,000(D)
LH 193 670	2292 Ewing Ave. SW. Atlanta	7-3 FR	200x150x100x180	"Rep"	11,000(M) 12,900
	Repair program posted in property.				
LH 197 292	351 Grant Park Pl.,SE. Atlanta 7-70	7-4 FR	40x100	"Rep"	13,400(D)
LH 201 859	1323 Beecher St.,SW Atlanta 8-70	5-2 BV&FR	50x150	"Rep"	15,200(M) 16,500
	Repair program posted in property.				
LH 204 744	1586 Olympian Way,SW Atlanta 12-70	6-3 BV&FR	50x145	"Rep"	16,900(M) 17,900
	Repair program posted in property.				
		DEKALB COUNTY			
SH 5525	2084 Dunwoody St.,NE. Atlanta 6-70	7-2 BV&FR	51x144x60x144 OP	"Rep"	15,000(D)
LH 161 121	2149 Oakview Rd.,SE. Atlanta 8-70	5-2 FR	50x439x47x425	"Rep"	11,700(D)
	Repair program posted in property.				
LH 176 547	219 Second Ave. Decatur 6-70	8-5 FR	60x166 2B	ALL CASH	10,000(D)
LH 185 432	205 W. Pharr Rd. Decatur 11-70	7-3 BV&FR	70x189x150x187 2B	"Rep"	24,000(D) 25,750
	Minimum down payment $1,000. Repair program posted in property.				
LH 185 489	361 Greenwood Ave. Decatur 8-70	7-3 BV	60x155 OP	"Rep"	14,900(D)
	Repair program posted in property.				
LH 186 051	1558 May Ave.SE. Atlanta 8-70	5-2 FR	60x150 OP	"Rep"	12,000(D)
LH 186 109	3091 Alston Dr.,SE. Atlanta 12-69	5-2 FR	100x200	ALL CASH	7,000(D)
	No repairs to be made which includes utilities.				

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 28, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO. 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE
Page #3		DEKALB COUNTY (Cont'd)			
LH 186 158	32 Fifth Ave.,NE. Atlanta	5-2 FR&Alum.	100x190	"Rep"	$13,500(D) 14,750
		Repair program posted in property.			
LH 187 493	206 W. Benson St. Decatur	8-3 FR	48x150	"Rep"	14,200(D) 15,400
LH 193 082	338 Greenwood Ave. Decatur 8-70	5-2 CB	60x153	"Rep"	14,400(D)
		Repair program posted in property.			
LH 193 558	321 Lamon St. SE Atlanta	5-2 FR	50x150	"Rep"	11,300(D) 12,000
		Repair program posted in property.			
LH 196 113	1707 Cecile Ave.SE. Atlanta 11-70	5-2 FR	60x210	OP "Rep"	12,750 (D)
		Repair program posted in property.			
LH 203 653	3241 Bluebird Lane Decatur 10-70	5-3 BV&FR	70x150	"Rep"	17,500(D) 18,600
		Repair program posted in property.			
		CLAYTON COUNTY			
LH 147 397	234 Pinehurst Dr. Mountain View 11-70	11-6 FR 3B	50x150	"Rep"	14,100(T) 16,500
		Repair program posted in property.			
LH 176 724	81 Pinehurst Dr. Mountain View 10-70	5-3 FR	50x150	"As Is" ALL CASH	6,000(T)
LH 180 962	219 Fulford Dr. Mountain View 10-70	6-3 FR	120x157	OP "Rep"	12,600(T) 14,200
		Repair program posted in property.			
		COBB COUNTY			
LH 197 622	1210 Little Acres Pl. Marietta 11-70	7-3 BV&FR 2B	120x200	"Rep"	32,500(L)
		TERMS: Down payment $1,500. Repair program posted in property.			

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Page #4		COBB COUNTY (Cont'd)			
LH 208 052	3780 Cherokee Trails Dr. Marietta	5-3 12-70 BV&FR 1½B	100x187x130x177	"Rep"	$21,400(L) 21,750
		TERMS: Down Payment $750. Repair Program Posted in property.			
		GWINNETT COUNTY			
LH 182 439	5767 Park Rd. Doraville	7-3 11-70 FR	65x257x150x65x150	OP "Rep"	13,500(D) 14,750
		Repair program posted in property.			

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Bldg.
Augusta, GA.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA.....(M)

CHARLES J. O'CONNOR REALTY COMPANY
108 Eighth Street
Augusta, GA. 30902.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Dr.	6-3	132x235x78x184x88	ALL CASH	$ 6,500(O)
	11-69	FR			
	No repairs on utilities.				
SH 3962	1845 Watkins St.	5-3	42x160	"Rep"	10,500(MR)
	12-69	FR			
LH 70 459	1811 Mavis St.	5-3	70x100x56x30x140	"Rep"	9,400(O)
	9-70	FR			
	Repair program posted in property.				
LH 80 246	1933 Moore Rd.	4-2	75x100	"Rep"	7,800(O)
	8-70	FR			
	Repair program posted in property.				
LH 163 800	1922 Chester Ave.	7-3	80x155	ALL CASH	7,500(O)
	8-70	FR 2B			
LH 167 417	2458 Young Dr.	5½-3	70x177x50x194	"Rep"	12,500(O)
	4-70	FR			
LH 173 868	2409 Birdie Dr.	6-4	80x150	"Rep"	19,750(O)
	3-70	BV&FR 1½B	Central A/C		
LH 175 249	315 East View Dr.	6-3			14,200(O)
	8-70	BV&FR		"Rep"	15,000
	Repair program posted in property.				
LH 177 758	1916 Moore Rd.	5½-3	75x135	"Rep"	11,800(MR)
	12-70	FR			
	Repair program posted in property.				
LH 178 033	2633 Oakland Dr.	6-2	50x125	"	18,200(O)
	8-70	BV&FR			

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Page #2		AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES			
LH 179 001	2014 Highland Ave. 7-70	6-3 BV&FR	80x200	"Rep"	$17,000(O)
LH 180 378	7 Pinetree Dr. Grovetown 6-70	5½-3 BV&FR	100x200 1½B	"Rep"	15,500(MR)
LH 181 899	503 Dupont St. 5-70	4-2 FR	65x157x65x162	"Rep"	10,900(O)
LH 185 438	1913 Kings Grant Dr. 9-70	6-4 BV 2B	85x147 Central A/C	"Rep"	21,750(MR)
LH 186 257	Lottie Lane Grovetown 7-70	5½-3 BV&FR	100x200 1½B	"Rep"	18,900(MR)
LH 186 671	1982 Higdon St. 11-70 Repair program posted in property.	5½-3 FR	61x143x150x63	"Rep"	11,200(O) 12,200
LH 187 855	316 Sterling St. 10-70 Repair program posted in property.	6-3 BV&FR	60x100 1½B	"Rep"	17,700 (O)
LH 188 129	2903 Kipling Dr. 11-70 Central Air Conditioning Down Payment - $1,500. Repair program posted in property.	8-4 BV&FR	100x150 2½B	"Rep"	36,500(MR)
LH 190 531	1623 Jonathan Dr. 9-70 Repair program posted in property.	5-3 BV&FR	70x144x40x35x146 2B	"Rep"	18,500(MR)
LH 190 609	4-B Westcliff Ct. 8-70 Central A/C. No repairs required.	6½-3 BV&FR	80x141 1½B		20,500(MR)
LH 191 206	2608 Meadowbrook Dr. 7-70	5½-3 BV&FR	90x120 2B	"Rep"	18,200(MR)
LH 192 734	3103 Bell Dr. 7-70	6-3 FR	75x132x75x135	"Rep"	14,200(MR)
LH 195 161	3517 Bullock Ave. 10-70 Repair program posted in property.	5½-3 FR	100x200		15,750(MR)
LH 195 595	2534 Brookshire Rd. 2-70	6½-3 BV 2B	85x120	"Rep"	19,500(MR)

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Page #3		AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES			
LH 197 183	3020 Acorn Rd.	5½-3	90x150	"Rep"	$13,500(O)
	6-70	FR			
LH 198 224	1982 Piedmont St.	4-2	28x48x150x35x149	"Rep"	11,400(MR)
	8-70	FR			
LH 198 904	2 School Dr.	5-3	80x170		16,000(MR)
	Grovetown 7-70	BV&FR	1½B	"Rep"	16,300
	Repair program posted in property.				
LH 199 851	2629 Oakland Dr.	5-2	75x150	"Rep"	13,200(MR)
	8-70	FR			
LH 200 597	2215 Boykin Rd.	5-3	100x200	"Rep"	17,900(MR)
	11-70	BV&FR	1½B		
	Central Air Conditioning.				
	Repair program posted in property.				
LH 200 670	534 Aiken St.	5½-3	60x100	OP	16,000(MR)
	8-70	BV&FR	1½B		
	No repairs required.				
LH 202 838	2540 Ivey Rd.	4½-2	80x192	"Rep"	10,900(MR)
	10-70	FR			
LH 202 877	3309 Mundy Dr.	4½-2	75x100	"Rep"	12,200(MR)
	8-70	FR&Alum.			
LH 204 357	2516 Dexter Rd.	6-3	110x130	"Rep"	20,700(MR)
	10-70	BV&FR	1½B		
	Repair program posted in property.				

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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA. 31906.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, GA 31906.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 4736	2629 Avalon Rd.	5-2 9-70	FR	50x180x50x190	"Rep"	$10,900(F)
SH 4763	818 Southern Pines Dr.	5½-3 10-70	BV&FR	110x120x117x80 1½B	"Rep"	14,900(L)
SH 4770	2905 Lansing Ave.	5-3 10-70	FR	60x150	"Rep"	11,300(F)
SH 5703	5571 Pollman Ct.	5-3 7-70	BV	77x130	"Rep"	17,400(F)
LH 129 531	4742 Wellborn Dr.	5-3 7-70	BV&FR	69x140 OP	"Rep"	15,500(F)
LH 153 234	2949 Gleason Ave.	5-3 3-69	FR	60x143	"Rep"	11,000(F)
LH 154 910	50 Eddy Dr.	5-2 6-70	FR	103x170	"Rep"	9,500(L)
LH 156 643	2828 Schaul St.	6-3 10-70	BV	117x65x118x65 OP	"Rep"	16,200(F)
		Repair program posted in property.				
LH 168 166	913 Sheridan Ave.	5-2 3-70	FR	50x150	"Rep"	11,200(L)
LH 169 671	3024 Dawson St.	5-2 11-70	FR	60x153	"Rep"	12,800(F)
		TERMS: Financing limited to 25 years.				
		Repair program posted in property.				
LH 169 710	1053 Harbison Ct.	6-2 11-70	BV&FR	52x10x146x90x157x50	"Rep"	11,000(L)
		Repair program posted in property.				

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Page #2 — COLUMBUS, GEORGIA - MUSCOGEE COUNTY (Cont'd)

LH 176 362	925 Benning Dr.	5-2	50x175			$10,500(F)
		FR			"Rep"	11,200
	TERMS: Financing limited to 20 years in "As Is" condition. Repair program posted in property.					
LH 181 849	5318 Eisenhower Dr.	7-3	75x140		"Rep"	17,500(F)
	11-70	BV&FR 1½B				
LH 183 288	11 Cantrell Dr.	5-2	75x203		"Rep"	10,400(L)
	10-69	FR				
	TERMS: Financing limited to 25 years. Subject to foundation settlement.					
LH 191 231	770 Andrea Dr.	5-3	82x123		"Rep"	16,500(L)
	7-70	BV&FR				
LH 192 007	2077 N. Andrews Rd.	5-2	80x115		"Rep"	12,900(L)
	10-70	FR				
	TERMS: Financing limited to 25 years. Repair program posted in property.					
LH 192 064	1338 Foye Ave.	6-2	70x150		"Rep"	12,500(L)
	3-70	BV				
LH 193 122	3209 College Ave.	6-3	84x119		"Rep"	24,900(L)
	4-70	BV&FR 2B				
	Minimum down payment $500.					
LH 196 802	5941 Reed Ave.	5-3	75x165	OP	"Rep"	20,500(L)
	7-70	BV&FR 2B				
	Minimum down payment $500.					
LH 198 369	4041 Linden Cir.	6-2	75x158x110x182	OP	"Rep"	11,200(F)
	11-70	FR				
LH 199 097	810 Harbison Dr.	6-2	70x138x60x150			11,500(L)
		BV&FR			"Rep"	12,500
	Repair program posted in property.					
LH 204 277	4146 Durwood Dr.	6-3	58x145x97x150	OP	"Rep"	19,900(L)
	10-70	BV&FR 1½B				
	Repair program posted in property.					

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 126 280	1436 Cathy St.	5½-3	78x106x146x111x113		$11,500(P)
	12-70	BV&FR		"Rep"	12,800
	Repair program posted in property.				
LH 141 404	15 Paradise Dr.	5½-3	90x122x70x125		17,300(P)
		BV&FR	2B	"Rep"	18,500
	Repair program posted in property.				
	TERMS: $500 down payment.				
LH 140 803	510 Woodley Rd.	5-3	80x125		12,500(K)
		BV&FR		"Rep"	13,500
	Repair program posted in property.				
LH 200 087	3 Sarah Ct.	6-3	80x140x60x20x70x60	"Rep"	18,900(K)
	6-70	BV&FR	2B		
	TERMS: $500 down payment				

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY COMPANY
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

SH 5398	205 Diggs Blvd.	5-2	70x137x60x158		$ 8,000 (W)
	5-70	FR		"Rep"	8,800
	Repair program posted in property.				
SH 5718	111 Miller Ct.	6-3	125x175x174x85		16,200 (R)
	Centerville 10-70	BV&FR		"Rep"	17,200
	Repair program posted in property.				
LH 114 518	128 Vinson Dr.	5-2	65x150		7,000 (W)
	6-70	FR		"Rep"	8,000
	Repair program posted in property.				
LH 138 172	211 Willow Ave.	5½-3	95x132		13,350 (W)
	4-70	BV 1½B		"Rep"	14,250
	Repair program posted in property.				
	Minimum down payment $200.00.				
LH 142 998	207 Ruzzelle St.	6-3	65x145		9,000 (W)
	4-70	BV&FR		"Rep"	9,950
	Repair program posted in property.				
LH 160 909	402 Sarah Dr.	7-4	95x110		18,000 (R)
		FR 2B		"Rep"	19,000
	TERMS: $500.00 down payment.				
	Repair program posted in property.				
LH 195 151	213 Crescent Dr.	5½-3	150x186x149x65		9,500 (W)
	5-70	FR		"Rep"	10,500
	Repair program posted in property.				

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: December 28, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree Street., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 % down, balance payable monthly at 8½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

MISCELLANEOUS LISTING - GEORGIA

Albany Realty Company
700 North Slappey Drive
Albany, GA 31701

PM-GA — ALBANY

LH 201 657 — 2508 S. Washington St. — 4-2 — 77x110 — "Rep" — $10,700
8-70 — CB&BV
Repair program posted in property.

Miles Insurance & Realty Co.
502 West Shotwell Street
Bainbridge, GA 31717

BAINBRIDGE

LH 171 939 — 1103 Broughton St. — 5-2 — 50x140 — 5,500
7-70 — FR — "Rep" — 6,500
Financing limited to 25 years.
Repair program posted in property.

Carl Lawson Agency
310 Academy St.
Gainesville, GA. 30501

DAWSONVILLE

DL 150 036 — Rt. 4, Warhill Rd. — 6-3 — 462x208x215x402 — 10,000
8-70 — FR — x485x470
To be sold "As Is" - no repairs of any nature which include utilities.

George R. Goss, Realtor
240 E. Railroad St.
Elberton, GA. 30635

ELBERTON

DV 5378 — Route #6, New Ruckersville Rd. — 5-3 — 400x302 — 13,500
Alum Siding
6-70 — 1½B — "Rep" — 14,500
Repair program posted in property.

LH 194 509 — Route #3 Hwy 82 — 6-3 — 307x646x458x498 — 14,300
1-70 — CB — Approx.4 acres — "Rep" — 15,800
Repair program posted in property.

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MISCELLANEOUS LISTING - GEORGIA

Thornton Realty Company
536 First Street
Macon, GA. 31201

MACON

LH 143 062	2894 Walmar Dr.	5½-3	87x124x112x120		"Rep"	$12,000
	9-70	BV				
LH 144 025	2824 Walmar Dr.	5½-3	70x112	OP	"Rep"	11,500
	5-70	BV				

Harvey Given Company
Sixth Avenue Building
Rome, GA 30161

ROME

DL 109 273	503 Cotton Ave.	5-3	56x220			9,000
	10-70	FR			"Rep"	10,300

Repair Program Posted in Property.

Duncan Realty Company
204 Spring St.
Rossville, GA 30741

ROSSVILLE

LH 144 472	1822 Vero Beach Ave.	5-2	60x170			8,100
	8-70	FR			"Rep"	9,100

Financing limited to 25 years in present "As Is" condition. Repair program posted in property.

LH 171 584	1 Mary Lane	4-2	55x175x50x201			5,500
	4-70	FR			"Rep"	6,500

Repair program posted in property.
Financing limited to 25 years.

LH 184 831	875 Hulana Dr.	5-3	100x150	OP	"Rep"	12,600
	9-70	FR 1½B				

Repair program posted in property.

LH 195 047	Carrol Dr.	4-2	70x150x70x163		"Rep"	8,900
	Ringgold	10-70	FR			

Repair program posted in property.

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MISCELLANEOUS LISTING - GEORGIA

Perry Realty Company
313 E. Liberty St.
Savannah, GA. 31401

STATESBORO

SH 3753	310 Denmark St.	5-2	60x120	"Rep"	8,500
	3-70	FR			

Watson & Knox Ins. Agency
Knox Building
Thomson, GA. 30824

THOMSON

LH 196 181	809 Mobley St.	6-4	246x125x177x50		14,300
	11-70	BV		"Rep"	14,900

Repair program posted in property.

Emory Bass Company Realtors
509 N. Patterson Street
Valdosta, GA 31601.....(B)

H. B. Hurley, Realtor
115 East Adair Street
Valdosta, GA. 31601.....(H)

VALDOSTA

LH 166 633	2311 Sterling Pl.	5-3	90x180	"Rep"	14,900(H)
	8-70	BV&FR			

Repair program posted in property.

LH 173 813	619 N. Troupe St.	7-3	60x125	"Rep"	19,750(H)
	5-70	BV 2B			
LH 184 114	230 Beck St.	6-3	69x205		16,000(H)
	10-70	BV&FR			

Repair program to be posted at a later date.

LH 198 693	Mary Hart Cir.	6-2	80x75x120	"Rep"	11,800(H)
	Twin Lakes 8-70	FR 1½B			

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(2) File

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 1-28-71

FROM	Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, NE. Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION	TELEPHONE NO.
W. A. WALKER	526-3474

The Veterans Administration offers for sale the following properties. [redacted] Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

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1. VA makes no warranties, expressed or implied, with respect to property sold whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum-aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 28, 1971

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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ARROWHEAD PROPERTIES
P.O. Box 314
Mableton, GA. 30059.....(A)

CALLOWAY REALTY
193 Auburn Avenue, NE.
Atlanta, GA. 30303.....(C)

DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW.
Atlanta, GA. 30303.....(D)

W. M. GREENWOOD REALTOR
309 East Church Street
Douglasville, GA. 30134.....(G)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, GA. 30060.....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA. 30354.....(M)

TRI-CITY REALTY & MORTGAGE CO.
3270 Main Street
College Park, GA. 30022.....(T)

PM-GA — FULTON, DEKALB, CLAYTON, COBB, DOUGLAS & GWINNETT COUNTIES

FULTON COUNTY

LH 145 836	650 Cedar Ave., NW.	5-2	62x132x73x157	OP	"Rep"	$11,700	(D)
	Atlanta 4-70	FR					
	Repair program posted in property.						
LH 173 314	28 Johnson Rd.,NW.	10-4	60x150		"Rep"	11,500	(D)
	Atlanta 4-70	FR	2B				
LH 179 512	227 Taft St.,SW.	6½-3	55x100			15,500	(M)
	Atlanta 5-70	BV&FR			"Rep"	16,500	
	Repair program posted in property.						
LH 192 264	1752 N. Olympian Way,SW.	6-2	69x117x140x74	OP		17,000	(M)
	Atlanta 11-70	Plus family room			"Rep"	18,100	
		FR	Repair program posted in property.				
LH 193 171	458 Sydney St.,SE.	6-3	50x187		"Rep"	18,000	(D)
	Atlanta 11-70	BV&FR					

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 28, 1971

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Page #2		FULTON COUNTY (Cont'd)			
LH 197 292	351 Grant Park Pl.,SE. Atlanta 7-70	7-4 FR	40x100	OP "Rep"	$13,400 (D)
LH 201 441	1661 Kenmore St.,SW. Atlanta 10-70 Repair program posted in property.	6-2 FR	60x150	OP "Rep"	13,200 (T) 14,000
LH 201 859	1323 Beecher St.,SW. Atlanta 8-70 Repair program posted in property.	5-2 BV&FR	50x150	OP "Rep"	15,200 (M) 16,500
LH 204 744	1586 Olympian Way, SW. Atlanta 12-70 Repair program posted in property.	6-3 BV&FR	50x145	"Rep"	17,900 (M)
LH 207 854	2663 Jewel St. East Point No repairs required.	5-2 FR	50x177x55x174	OP "Rep"	14,000 (M)
		DEKALB COUNTY			
SH 5525	2084 Dunwoody St.,NE. Atlanta 6-70	7-2 BV&FR	51x144x60x144	OP "Rep"	15,000 (D)
LH 161 121	2149 Oakview Rd., SE. Atlanta 8-70 Repair program posted in property.	5-2 FR	50x439x47x425	OP "Rep"	11,700 (D)
LH 176 547	219 Second Ave. Decatur 6-70	8-5 FR 2B	60x166	ALL CASH	10,000 (D)
LH 177 436	2275 Sutton St., SE. Atlanta Repair program posted in property.	6-3 FR 2B	50x150	"Rep"	10,500 (C) 12,900
LH 185 432	205 W. Pharr Rd. Decatur 11-70 Minimum down payment $1,000. Repair program posted in property.	7-3 BV&FR 2B	70x189x150x187	"Rep"	24,000 (D) 25,750
LH 185 489	361 Greenwood Ave. Decatur 8-70	7-3 BV	60x155	OP "Rep"	14,900 (D)
LH 186 109	3091 Alston Dr., SE. Atlanta 12-69 No repairs to be made which includes utilities.	5-2 FR	100x200	ALL CASH	7,000 (D)
LH 186 158	32 Fifth Ave.,NE. Atlanta 12-70 Repair program posted in property	5-2 FR&Alum	100x190	"Rep"	13,500 (D) 14,750

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Page #3

DEKALB COUNTY (Cont'd)

LH 187 493	206 W. Benson St. Decatur	8-3 FR	48x150		$14,200 (D) "Rep" 15,400
LH 187 685	2488 Melville Ave. Decatur	6-2 plus den BV&FR	66x200 Repair program posted in property.	OP	14,200 (D) "Rep" 15,400
LH 193 082	338 Greenwood Ave. Decatur 8-70	5-2 CB Repair program posted in property.	60x153		"Rep" 14,400 (D)
LH 193 558	321 Lamon St., SE. Atlanta	5-2 FR Repair program posted in property.	50x150		11,300 (D) "Rep" 12,000
LH 197 594	258 Garland Ave. Decatur 12-70	6-2 plus den FR	65x150x80x149 Repair program posted in property.		13,500 (D) "Rep" 14,500
LH 198 115	166 Woodbine Cir.,SE. Atlanta	6-3 BV&FR Repair program posted in property	70x125x82x153		16,500 (C) "Rep" 17,500
LH 198 140	1981 Porter Pl. Decatur 1-71	5-2 FR Repair program posted in property.	65x170	OP	12,700 (D) "Rep" 13,900
LH 198 441	3335 Phillip Cir. Decatur 1-71	5-3 FR Repair program posted in property.	65x184		11,500 (D) "Rep" 13,500
LH 203 653	3241 Bluebird Lane Decatur 10-70	5-3 BV&FR Repair program posted in property.	70x150		"Rep" 18,600 (D)
LH 205 655	1763 Fayetteville Ct.,SE. Atlanta	6-3 BV&FR 2½B TERMS: $750 down payment. Repair program posted in property.	110x100		21,500 (C) "Rep" 22,400

CLAYTON COUNTY

LH 147 397	234 Pinehurst Dr. Mountain View 11-70	11-6 FR 3B Repair program posted in property.	50x150		14,100 (T) "Rep" 16,500

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Page #4		CLAYTON COUNTY (Cont'd)			
LH 176 724	81 Pinehurst Dr. Mountain View 10-70	5-3 FR	50x150	"As Is" ALL CASH	$ 6,000 (T)
LH 191 523	5149 Flemish Court College Park 1-71	5-3 BV&FR 1½B	43x202x184x118	OP "Rep"	19,000 (M) 19,900
	TERMS: $500 down payment. Repair program posted in property.				
		COBB COUNTY			
LH 197 622	1210 Little Acres Pl. Marietta 11-70	7-3 BV&FR 2B	120x200	"Rep"	32,500 (L)
	TERMS: $1,500 down payment.				
LH 198 100	4711 Hemlock Dr. Austell 8-70	8-4 BV&FR 2B	133x170	OP "Rep"	26,000 (G) 26,500
	Repair program posted in property TERMS: $1,000 down payment.				

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Bldg.
Augusta, GA. 30904.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA. 30907.....(M)

CHARLES J. O'CONNOR REALTY COMPANY
108 Eighth Street
Augusta, GA. 30902.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Dr.	6-3	132x235x78x184x88	ALL CASH	$ 6,500 (O)
	11-69	FR			
	No repairs on utilities.				
SH 3962	1845 Watkins St.	5-3	42x160	"Rep"	10,500 (MR)
	12-69	FR			
LH 70459	1811 Mavis St.	5-3	70x100x56x30x140	"Rep"	9,400 (O)
	9-70	FR			
	Repair program posted in property.				
LH 80 246	1933 Moore Rd.	4-2	75x100	"Rep"	7,800 (O)
	8-70	FR			
	Repair program posted in property.				
LH 163 800	1922 Chester Ave.	7-3	80x155	ALL CASH	7,500 (O)
	8-70	FR 2B			
LH 167 417	2458 Young Dr.	5½-3	70x177x50x194	"Rep"	12,500 (O)
	4-70	FR			
LH 173 868	2409 Birdie Dr.	6-4	80x150	"Rep"	19,750 (O)
	3-70	BV&FR 1½B	Central A/C		
LH 175 249	315 East View Dr.	6-3			14,200 (O)
	8-70	BV&FR		"Rep"	15,000
	Repair program posted in property.				
LH 177 758	1916 Moore Rd.	5½-3	75x135	"Rep"	11,800 (MR)
	12-70	FR			
	Repair program posted in property.				
LH 178 033	2633 Oakland Dr.	6-2	50x125	"Rep"	18,200 (O)
	8-70	BV&FR			

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: January 28, 1971

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

Page #2 — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 179 001	2014 Highland Ave. 7-70	6-3 BV&FR	80x200	OP "Rep"	$17,000 (O)
LH 180 378	7 Pinetree Dr. Grovetown 6-70	5½-3 BV&FR	100x200 1½B	"Rep"	15,500 (MR)
LH 181 899	503 Dupont St. 5-70	4-2 FR	65x157x65x162	"Rep"	10,900 (O)
LH 184 679	2116 Cadden Rd.	6-3 BV&FR	122x127x100	"Rep"	15,000 (O) 16,000
	Repair program posted in property.				
LH 186 257	Lottie Lane Grovetown 7-70	5½-3 BV&FR	100x200 1½B	"Rep"	18,900 (MR)
LH 186 671	1982 Higdon St. 11-70	5½-3 FR	61x143x150x63	"Rep"	12,200 (O)
	Repair program posted in property.				
LH 187 855	316 Sterling St. 10-70	6-3 BV&FR 1½B	60x100	OP "Rep"	17,700 (O)
	Repair program posted in property.				
LH 188 129	2903 Kipling Dr. 11-70	8-4 BV&FR 2½B	100x150	"Rep"	36,500 (MR)
	Central Air Conditioning. Down Payment - $1,500.				
LH 188346	130 Gibbs Rd. Grovetown 12-70	5½-3 ½ plus family room BV&FR	199x118x121x200 Central A/C	"Rep"	14,500 (MR) 14,900
	Repair program posted in property.				
LH 190 531	1623 Jonathan Dr. 9-70	5-3 BV&FR 2B	70x144x40x35x146	"Rep"	18,500 (MR)
LH 190 592	330 Sterling St. 12-70	6-3 BV 1½B	109x100x70x37x91	"Rep"	17,000 (MR) 17,500
	Repair program posted in property.				
LH 190 609	4-B Westcliff Ct. 8-70	6½-3 BV&FR 1½B	80x141		20,500 (MR)
	Central A/C. No repairs required.				
LH 191 206	2608 Meadowbrook Dr. 7-70	5½-3 BV&FR 2B	90x120	"Rep"	18,200 (MR)

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Page #3		AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES			
LH 192 734	3103 Bell Dr. 7-70	6-3 FR	75x132x75x135	"Rep"	$14,200 (MR)
LH 195 161	3517 Bullock Ave. 10-70	5½-3 FR	100x200	OP	15,750 (MR)
LH 195 519	129 Gary Glenn Dr. Martinez	6-3 BV&FR	94x121x91x147 2B		17,200 (M)
	No repairs necessary.				
LH 195 595	2534 Brookshire Rd. 2-70	6½-3 BV 2B	85x120	"Rep"	19,500(MR)
LH 197 183	3020 Acorn Rd. 6-70	5½-3 FR	90x150	"Rep"	13,500 (O)
LH 198 224	1982 Piedmont St. 8-70	4-2 FR	28x48x150x35x149	"Rep"	11,400 (MR)
LH 199 241	4023 Wynmore Ct. Martinez 10-70	7-4 BV&FR	40x171x150x145 2B	"Rep"	18,600 (M) 19,000
	Repair program posted in property.				
LH 199 851	2629 Oakland Dr. 8-70	5-2 FR	75x150	OP "Rep"	13,200 (MR)
LH 200 597	2215 Boykin Rd. 11-70	5-3 BV&FR	100x200 1½B	"Rep"	17,900 (MR)
	Central Air Conditioning.				
LH 200 670	534 Aiken St. 8-70	5½-3 BV&FR	60x100 1½B		16,000 (MR)
	No repairs required.				
LH 200 838	2004 Highland Ave. 12-70	5½-3 BV 1½B	90x133x91x6x114	"Rep"	17,200 (MR) 18,000
	Repair program posted in property.				
LH 200 901	2721 Hazel St. 12-70	7-3 BV&FR	61x151 1 full & two ½ B	OP "Rep"	18,200 (MR) 19,000
	Repair program posted in property.				
LH 202 838	2540 Ivey Rd. 10-70	4½-2 FR	80x192	"Rep"	10,900 (MR)
LH 202 877	3309 Mundy Dr. 8-70	4½-2 FR&Alum	75x100	"Rep"	12,200 (MR)

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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA. 31906 .....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, GA. 31906.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 4736	2629 Avalon Rd. 9-70	5-2 FR	50x180x50x190		"Rep"	$10,900 (F)
SH 4763	818 Southern Pines Dr. 10-70	5½-3 BV&FR	110x120x117x80 1½B		"Rep"	14,900 (L)
SH 4770	2905 Lansing Ave. 10-70	5-3 FR	60x150		"Rep"	11,300 (F)
SH 5086	1813 Celia Dr. 12-70	6-3 BV	65x135 1½B		"Rep"	16,000 (F)
	Repair program posted in property.					
SH 5703	5571 Pollman Ct. 7-70	5-3 BV	77x130	OP	"Rep"	16,800 (F)
LH 129 531	4742 Wellborn Dr. 7-70	5-3 BV&FR	69x140		"Rep"	15,500 (F)
LH 153 234	2949 Gleason Ave. 3-69	5-3 FR	60x143		"Rep"	11,000 (F)
LH 154 910	50 Eddy Dr. 6-70	5-2 FR	103x170		"Rep"	9,500 (L)
LH 168 166	913 Sheridan Ave. 3-70	5-2 FR	50x150		"Rep"	11,200 (L)
LH 169 671	3024 Dawson St. 11-70	5-2 FR	60x153		"Rep"	12,800 (F)
	TERMS: Financing limited to 25 years.					
	Repair program posted in property.					
LH 169 710	1053 Harbison Ct. 11-70	6-2 BV&FR	52x10x146x90x157x50		"Rep"	11,000 (L)
	Repair program posted in property.					

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Page #2 — COLUMBUS, GEORGIA - MUSCOGEE COUNTY (Cont'd)

LH 176 362	925 Benning Dr.	5-2	50x175			$10,500 (F)
		FR			"Rep"	11,200
	TERMS: Financing limited to 20 years in "As Is" condition. Repair program posted in property.					
LH 181 849	5318 Eisenhower Dr.	7-3	75x140	OP		16,000(F)
	11-70	BV&FR 1½B			"Rep"	17,500
	Repair program posted in property.					
LH 183 288	11 Cantrell Dr.	5-2	75x203		"Rep"	10,400 (L)
	10-69	FR				
	TERMS: Financing limited to 25 years. Subject to foundation settlement.					
LH 191 231	770 Andrea Dr.	5-3	82x123		"Rep"	16,500 (L)
	7-70	BV&FR				
LH 192 007	2077 N. Andrews Rd.	5-2	80x115		"Rep"	12,900 (L)
	10-70	FR				
	TERMS: Financing limited to 25 years. Repair program posted in property.					
LH 192 064	1338 Foye Ave.	6-2	70x150		"Rep"	12,500 (L)
	3-70	BV				
LH 193 122	3209 College Ave.	6-3	84x119	OP	"Rep"	24,900 (L)
	4-70	BV&FR 2B				
	Minimum down payment $500.					
LH 198 724	2435 Howe Ave.	5-2	60x150			10,300 (F)
	12-70	BV&FR 1½B			"Rep"	11,750
	Repair program posted in property.					
LH 199 097	810 Harbison Dr.	6-2	70x138x60x150			11,500 (L)
	12-70	BV&FR			"Rep"	12,500
	Repair program posted in property.					
LH 201 391	3323 Doyle Ave.	5-3	124x60x142x91x60	OP		14,500 (F)
		BV&FR			"Rep"	15,000
	Repair program posted in property.					
LH 204 281	5534 Teresa St.	5-3	49x60x135x152			16,200 (F)
		BV&FR			"Rep"	17,100
	Repair program posted in property.					
LH 207 627	360 25th Ave.	6-3	75x89x74x80			11,800 (L)
	1-71	FR			"Rep"	12,900
	Financing limited to 25 years. Repair program posted in property.					

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — **SAVANNAH, GEORGIA - CHATHAM COUNTY**

SH 4656	2106 Alaska St.	5-2	50x100	OP	"Rep"	$ 8,500 (K)
	11-70	FR.				
	Repair program posted in property.					
LH 126 280	1436 Cathy St.	5½-3	78x106x146x111x113	OP		11,500 (P)
	12-70	BV&FR			"Rep"	12,800
	Repair program posted in property.					
LH 140 803	510 Woodley Rd.	5-3	80x125	OP		12,500 (K)
		BV&FR			"Rep"	13,500
	Repair program posted in property.					
LH 141 404	15 Paradise Dr.	5½-3	90x122x70x125	OP	"Rep"	18,500 (P)
		BV&FR	2B			
	Repair program posted in property.					
	TERMS: $500 down payment.					
LH 188 519	411 W. 64th St.	6-3	60x110		"Rep"	12,000 (K)
	8-70	FR.				
LH 194 263	134 W. 53rd St.	6-2	57x117	OP		12,200 (P)
	1-71	BV&FR			"Rep"	13,000
	Repair program posted in property.					
LH 200 087	3 Sarah Court	6-3	80x140x60x20x70x60	OP	"Rep"	18,900 (K)
	6-70	BV&FR	2B			
	TERMS: $500 down payment.					

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY COMPANY
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

SH 5398	205 Diggs Blvd.	5-2	70x137x60x158			$8,000 (W)
	5-70	FR			"Rep"	8,800
	Repair program posted in property.					
SH 5718	111 Miller Court	6-3	125x175x174x85	OP		16,200 (R)
	Centerville 10-70	BV&FR			"Rep"	17,200
	Repair program posted in property. Minimum down payment: $200.00.					
LH 114 518	128 Vinson Dr.	5-2	65x150		"Rep"	8,000 (W)
	6-70	FR				
	Repair program posted in property.					
LH 138 172	211 Willow Ave.	5½-3	95x132			13,350 (W)
	4-70	BV	1½B		"Rep"	14,250
	Repair program posted in property. Minimum down payment $200.00.					
LH 142 998	207 Ruzzelle St.	6-3	65x145			9,000 (W)
	4-70	BV&FR			"Rep"	9,950
	Repair program posted in property.					
LH 195 151	213 Crescent Dr.	5½-3	150x186x149x65		"Rep"	10,500 (W)
	5-70	FR				
	Repair program posted in property.					

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MISCELLANEOUS LISTING - GEORGIA

Albany Realty Company
700 North Slappey Drive
Albany, GA. 31701

PM-GA — ALBANY

LH 201 657 — 2508 S. Washington St. — 4-2 — 77x110 — "Rep" $10,700
8-70 — CB&BV

Miles Insurance & Realty Co.
502 West Shotwell Street
Bainbridge, GA. 31717

BAINBRIDGE

LH 171 939 — 1103 Broughton St. — 5-2 — 50x140 — 5,500
7-70 — FR — "Rep" 6,500
Financing limited to 25 years.
Repair program posted in property.

Carl Lawson Agency
310 Academy St.
Gainesville, GA. 30501

DAWSONVILLE

DL 150 036 — Rt. 4, Warhill Rd. — 6-3 — 462x208x215x402 — 10,000
8-70 — FR — x485x470
To be sold "As Is" - no repairs of any nature which includes utilities.

George R. Goss, Realtor
240 E. Railroad St.
Elberton, GA. 30635

ELBERTON

DV 5378 — Rt. 6, New Ruckersville Rd. — 5-3 — 400x302 — 13,500
Alum Siding — "Rep" 14,500
6-70 — 1½B
Repair program posted in property.

LH 194 509 — Route #3 Hwy 82 — 6-3 — 307x646x458x498 — 14,300
1-70 — CB — Approx.4 acres — "Rep" 15,800
Repair program posted in property.

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MISCELLANEOUS LISTING - GEORGIA

Thornton Realty Company
536 First Street
Macon, GA. 31201

MACON

LH 143 062 — 2894 Walmar Dr. — 5½-3 — 87x124x112x120 — "Rep" — $12,000
9-70 — BV

Harvey Given Company
Sixth Avenue Building
Rome, GA. 30161

ROME

DL 109 273 — 503 Cotton Ave. — 5-3 — 56x220 — OP — 9,000
10-70 — FR — "Rep" — 10,300
Repair program posted in property.

LH 188 618 — Rt. 2 — 5-2 — 985x318x253x860x — 7,500
Old Dalton Rd. — FR. — 102x204
1-71 — No repairs of any nature including utilities

Duncan Realty Company
204 Spring St.
Rossville, GA. 30741

ROSSVILLE

LH 144 472 — 1822 Vero Beach Ave. — 5-2 — 60x170 — 8,100
8-70 — FR — "Rep" — 9,100
Financing limited to 25 years in present "As Is" condition. Repair program posted in property.

LH 171 584 — 1 Mary Lane — 4-2 — 55x175x50x201 — 5,500
4-70 — FR — "Rep" — 6,500
Repair program posted in property.
Financing limited to 25 years.

LH 195 047 — Carrol Drive — 4-2 — 70x150x70x163 — "Rep" — 8,900
Ringgold — 10-70 — FR

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MISCELLANEOUS LISTING - GEORGIA

Perry Realty Company
313 E. Liberty Street
Savannah, GA. 31401

STATESBORO

SH 3753	310 Denmark St.	5-2	60x120	"Rep"	$ 8,500
	3-70	FR			

Watson & Knox Ins. Agency
Knox Building
Thomson, GA. 30824

THOMSON

LH 196 181	809 Mobley St.	6-4	246x125x177x50		14,300
	11-70	BV		"Rep"	14,900

Repair program posted in property.

Emory Bass Company Realtors
509 N. Patterson Street
Valdosta, GA. 31601.....(B)

H. B. Hurley, Realtor
115 East Adiar Street
Valdosta, GA. 31601.....(H)

VALDOSTA

LH 166 633	2311 Sterling Pl.	5-3	90x180	"Rep"	14,900 (H)
	8-70	BV&FR			
LH 173 813	619 N. Troupe St.	7-3	60x125	"Rep"	19,750 (H)
	5-70	BV 2B			
LH 184 114	230 Beck St.	6-3	69x205		16,000 (H)
	10-70	BV&FR			

Repair program to be posted at a later date.

LH 198 693	Mary Hart Cir.	6-2	80x75x120	"Rep"	11,800 (H)
	Twin Lakes 8-70	FR 1½B			

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VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 2-26-71
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, NE. Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. ~~[illegible]~~ Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. VA makes no warranties, expressed or implied, with respect to property sold whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum-aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

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VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE February 26, 1971
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ARROWHEAD PROPERTIES
P.O. Box 888
Mableton, GA. 30059.....(A)

CALLOWAY REALTY
193 Auburn Avenue, NE.
Atlanta, GA. 30303.....(C)

DUNCAN REALTY COMPANY
333 Candler Bldg.
Atlanta, GA 30303.....(D)

W. M. GREENWOOD REALTOR
309 East Church St.
Douglasville, GA. 30134.....(G)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, GA. 30060.....(L)

McCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, GA. 30354.....(M)

TRI-CITY REALTY & MORTGAGE CO.
3270 Main St.
College Park, GA 30022.....(T)

PM-GA

FULTON, DEKALB, CLAYTON, COBB, DOUGLAS & GWINNETT COUNTIES

FULTON COUNTY

LH 145 836	650 Cedar Ave.,NW. Atlanta	5-2 4-70	FR	62x132x73x157	OP	"Rep"	$11,700 (D)
LH 173 314	28 Johnson Rd.,NW. Atlanta	10-4 4-70	FR 2B	60x150	OP	"Rep"	11,500 (D)
LH 179 512	227 Taft St.,SW. Atlanta	6½-3 5-70	BV&FR	55x100	OP	"Rep"	15,500 (M) 16,500
		Repair program posted in property.					
LH 184 074	1248 Kipling St.,SE. Atlanta	5-3	BV&FR	60x247x96x207		"Rep"	12,500 (D) 12,900
		Repair program posted in property.					
LH 193 171	458 Sydney St.,SE. Atlanta	6-3 11-70	BV&FR	50x187		"Rep"	18,000 (D)
LH 201 441	1661 Kenmore St.,SW. Atlanta	6-2 10-70	FR	60x150		"Rep"	14,000 (T)
		Repair program posted in property.					

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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FULTON COUNTY (Cont'd)

LH 201 859	1323 Beecher St.,SW. Atlanta	5-2 8-70 BV&FR	50x150	OP	"Rep"	$16,500 (M)
	Repair program posted in property.					
LH 205 548	Route 2, Cedar Grove Rd. Fairburn	5-3 BV&FR 2-71	220x187x170x280		"Rep"	12,800 (M) 13,900
	Repair program posted in property.					
LH 207 854	2663 Jewel St. East Point	5-2 2-71 FR	50x177x55x174	OP		14,000 (M)
	No repairs required.					

DEKALB COUNTY

LH 176 547	219 Second Ave. Decatur	8-5 6-70 FR 2B	60x166		ALL CASH	10,000 (D)
LH 177 436	2275 Sutton St.,SE. Atlanta	6-3 FR 2B	50x150		"Rep"	10,500 (C) 12,900
	Repair program posted in property.					
LH 185 432	205 W. Pharr Rd. Decatur	7-3 11-70 BV&FR 2B	70x189x150x187		"Rep"	24,000 (D) 25,750
	Minimum down payment $1,000. Repair program posted in property.					
LH 186 109	3091 Alston Dr.,SE. Atlanta	5-2 12-69 FR	100x200		ALL CASH	7,000 (D)
	No repairs to be made which includes utilities.					
LH 186 158	32 Fifth Ave., NE. Atlanta	5-2 12-70 FR & Alum	100x190		"Rep"	13,500 (D) 14,750
	Repair program posted in property.					
LH 187 493	206 W. Benson St. Decatur	8-3 2-71 FR	48x150	OP	"Rep"	15,400 (D)
LH 187 685	2488 Melville Ave. Decatur	6-2 plus den BV&FR	66x200	OP	"Rep"	14,200 (D) 15,400
	Repair program posted in property.					
LH 193 082	338 Greenwood Ave. Decatur	5-2 8-70 CB	60x153		"Rep"	14,400 (D)
	Repair program posted in property.					
LH 193 558	321 Lamon St.,SE Atlanta	5-2 FR	50x150		"Rep"	11,300 (D) 12,000
	Repair program posted in property.					

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE February 26, 1971
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, NE. Atlanta, GA. 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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DEKALB COUNTY (Cont'd)

LH 197 594	258 Garland Ave. Decatur	6-2 12-70	65x150x80x149 plus den FR		"Rep"	$14,500 (D)
			Repair program posted in property.			
LH 198 115	166 Woodbine Cir.,SE. Atlanta	6-3 2-71	70x125x82x153 BV&FR	OP	"Rep"	16,500 (C) 17,500
			Repair program posted in property.			
LH 198 140	1981 Porter Pl. Decatur	5-2 1-71	65x170 FR		"Rep"	13,900 (D)
			Repair program posted in property.			

CLAYTON COUNTY

LH 147 397	234 Pinehurst Dr. Mountain View	11-6 11-70	50x150 FR 3B		"Rep"	14,100 (T) 16,500
			Repair program posted in property.			
LH 176 724	81 Pinehurst Dr. Mountain View	5-3 10-70	50x150 FR		"As Is" ALL CASH	6,000 (T)
LH 180 962	219 Fulford Dr. Mountain View	6-3 10-70	120x157 FR&Stucco		"Rep"	14,200 (T)
			Repair program posted in property.			

COBB COUNTY

LH 197 622	1210 Little Acres Pl. Marietta	7-3 11-70	120x200 BV&FR 2B		"Rep"	32,500 (L)
			TERMS: $1,500 down payment.			

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Bldg.
Augusta, GA. 30904.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA. 30907.....(M)

CHARLES J. O'Connor REALTY COMPANY
108 Eighth Street
Augusta, GA. 30902.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Dr.	6-3 11-69 FR No repairs on utilities.	132x235x78x184x88		ALL CASH	$ 6,500 (O)
SH 2539	1918 Gay Dr.	5-2 8-70 FR Repair program posted in property.	75x100		"Rep"	7,000(MR) 9,500
SH 3962	1845 Watkins St.	5-3 12-69 FR	42x160		"Rep"	10,500(MR)
LH 70459	1811 Mavis St.	5-3 9-70 FR	70x100x56x30x140		"Rep"	9,400(O)
LH 80 246	1933 Moore Rd.	4-2 8-70 FR	75x100	OP	"Rep"	7,800(O)
LH 128 753	603 Albany Ave.	5-3 12-70 BV&FR 1½B Repair program posted in property.	60x130	OP	"Rep"	13,200(MR) 14,200
LH 160 947	4007 Pleasant Home Rd. Martinez	6½-3 1-71 BV&FR 1½B Central Air Conditioning. Repair program posted in property.	80x140		"Rep"	15,500(M) 16,750
LH 173 868	2409 Birdie Dr.	6-4 3-70 BV&FR 1½B Central Air Conditioning.	80x150		"Rep"	19,750(O)
LH 175 249	315 East View Dr.	6-3 8-70 BV&FR Repair program posted in property.			"Rep"	14,200(O) 15,000
LH 177 758	1916 Moore Rd.	5½-3 12-70 FR	75x135		"Rep"	11,800(MR)
LH 178 033	2633 Oakland Dr.	6-2 8-70 BV&FR	50x125		"Rep"	18,200(O)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

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730 Peachtree St., NE.
Atlanta, GA. 30308

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Page #2

AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 178 530	325 East View Ave.	5½-3	60x100				$14,200 (O)
		1-71	BV&FR	1½B		"Rep"	15,200
	Repair program posted in property.						
LH 179 001	2014 Highland Ave.	6-3	80x200			"Rep"	17,000 (O)
		7-70	BV&FR				
LH 180 378	7 Pinetree Dr.	5½-3	100x200			"Rep"	15,500 (MR)
	Grovetown	6-70	BV&FR	1½B			
LH 181 899	503 Dupont St.	4-2	65x157x65x162			"Rep"	10,900 (O)
		5-70	FR				
LH 184 679	2116 Cadden Rd.	6-3	122x127x100				15,000 (O)
		1-71	BV&FR			"Rep"	16,000
	Repair program posted in property.						
LH 186 257	Lottie Lane	5½-3	100x200		OP	"Rep"	18,900 (MR)
	Grovetown	7-70	BV&FR	1½B			
LH 186 671	1982 Higdon St.	5½-3	61x143x150x63			"Rep"	12,200 (O)
		11-70	FR				
	Repair program posted in property.						
LH 187 855	316 Sterling St.	6-3	60x100			"Rep"	17,700 (O)
		10-70	BV&FR	1½B			
LH 188 129	2903 Kipling Dr.	8-4	100x150			"Rep"	36,500 (MR)
		11-70	BV&FR	2½B			
	Central Air Conditioning.						
	Down Payment - $1,500.						
LH 190 531	1623 Jonathan Dr.	5-3	70x144x40x35x146			"Rep"	18,500 (MR)
		9-70	BV&FR	2B			
LH 190 534	1625 Jonathan Dr.	5-3	70x116x75x144				14,600 (MR)
		1-71	BV&FR			"Rep"	15,100
	Repair program posted in property.						
LH 190 592	330 Sterling St.	6-3	109x100x70x37x91			"Rep"	17,500 (MR)
		12-70	BV	1½B			
	Repair program posted in property.						
LH 190 609	4-B Westcliff Ct.	6½-3	80x141				20,500 (MR)
		8-70	BV&FR	1½B			
	Central Air Conditioning. No repairs required.						
LH 191 206	2608 Meadowbrook Dr.	5½-3	90x120			"Rep"	18,200 (MR)
		7-70	BV&FR	2B			
LH 192 734	3103 Bell Dr.	6-3	75x132x75x135			"Rep"	14,200 (MR)
		7-70	FR				

VETERANS ADMINISTRATION

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Page #3

AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 194 688	703 Aiken St.		5½-3	67x100		$15,500 (O)
		2-71	BV 1½B		"Rep"	16,200
LH 195 519	129 Gary Glenn Dr.		6-3	94x121x91x147		17,200 (M)
	Martinez	1-71	BV&FR 2B			
		No repairs necessary.				
LH 195 595	2534 Brookshire Rd.		6½-3	85x120	"Rep"	19,500 (MR)
		2-70	BV 2B			
LH 197 183	3020 Acorn Rd.		5½-3	90x150	"Rep"	13,500 (O)
		6-70	FR			
LH 198 224	1982 Piedmont St.		4-2	28x48x150x35x149	"Rep"	11,400 (MR)
		8-70	FR			
LH 199 241	4023 Wynmore Ct.		7-4	40x171x150x145		18,600 (M)
	Martinez	10-70	BV&FR 2B		"Rep"	19,000
		Repair program posted in property.				
LH 199 851	2629 Oakland Dr.		5-2	75x150	"Rep"	13,200 (MR)
		8-70	FR			
LH 200 267	4523 Plantation Rd.		6-3	120x160x120x158 OP		23,500 (M)
	Martinez	1-71	BV&FR 2B		"Rep"	23,900
		Central Air Conditioning				
		Repair Program Posted in Property.				
LH 200 597	2215 Boykin Rd.		5-3	100x200	"Rep"	17,900 (MR)
		11-70	BV&FR 1½B			
		Central Air Conditioning.				
LH 200 629	1914 Colony Park Rd.		5-3	50x165x155x247		15,700 (O)
		1-71	BV&FR 1½B		"Rep"	16,200
		Repair program posted in property.				
LH 200 670	534 Aiken St.		5½-3	60x100		16,000 (MR)
		8-70	BV&FR 1½B			
		No repairs required.				
LH 200 838	2004 Highland Ave.		5½-3	90x133x91x6x114 OP	"Rep"	18,000 (MR)
		12-70	BV 1½B			
		Repair program posted in property.				
LH 201 106	2422 Dexter Rd.		6-3	80x130		20,500 (O)
		1-71	BV&FR 1½B		"Rep"	20,900
		Central Air Conditioning.				
		Repair program posted in property.				

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Page #4

AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 202 838	2540 Ivey Road	10-70	4½-2 FR	80x192	"Rep"	$10,900 (MR)
LH 202 877	3309 Mundy Dr.	8-70	4½-2 FR&Alum	75x100	"Rep"	12,200 (MR)

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE February 26, 1971
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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA. 31906.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, GA. 31906.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 4736	2629 Avalon Rd.	5-2 9-70 FR	50x180x50x190		"Rep"	$10,900 (F)
SH 4763	818 Southern Pines Dr.	10-70 5½-3 BV&FR 1½B	110x120x117x80	OP	"Rep"	14,900 (L)
SH 4770	2905 Lansing Ave.	5-3 10-70 FR	60x150	OP	"Rep"	11,300 (F)
SH 5703	5571 Pollman Ct.	5-3 7-70 BV	77x130	OP	"Rep"	16,800 (F)
LH 121 946	626 Goodson Dr.	6-3 12-70 FR Repair program posted in property.	80x178x80x179		"Rep"	18,500 (F)
LH 153 234	2949 Gleason Ave.	5-3 3-69 FR	60x143		"Rep"	11,000 (F)
LH 154 910	50 Eddy Dr.	5-2 6-70 FR	103x170		"Rep"	9,500 (L)
LH 168 166	913 Sheridan Ave.	5-2 3-70 FR	50x150		"Rep"	11,200 (L)
LH 169 671	3024 Dawson St.	5-2 11-70 FR TERMS: Financing limited to 25 years.	60x153		"Rep"	12,800 (F)
LH 169 710	1053 Harbison Ct.	6-2 11-70 BV&FR	52x10x146x90x157x50		"Rep"	11,000 (L)
LH 176 362	925 Benning Dr.	5-2 2-71 FR TERMS: Financing limited to 20 years in "As Is" condition. Repair program posted in property.	50x175		"Rep"	11,200 (F)
LH 183 288	11 Cantrell Dr.	5-2 10-69 FR TERMS: Financing limited to 25 years. Subject to foundation settlement.	75x203		"Rep"	10,400 (L)

VETERANS ADMINISTRATION

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NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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Page #2

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 185 038 — 5733 Cameo St. — 7-3 — 75x135x80x165 — "Rep" — $21,400 (F)
1-71 BV&FR 2B
TERMS: $500.00 down payment
Repair program posted in property.

LH 188 890 — 3800 17th Ave. — 7-3 — 50x150 — 15,000 (F)
FR 2-B — "Rep" — 16,700
Repair program posted in property.

LH 191 231 — 770 Andrea Dr. — 5-3 — 82x123 — "Rep" — 16,500 (L)
7-70 BV&FR

LH 192 007 — 2077 N. Andrews Rd. — 5-2 — 80x115 — "Rep" — 12,900 (L)
10-70 FR
TERMS: Financing limited to 25 years.

LH 192 064 — 1338 Foye Ave. — 6-2 — 70x150 — OP — "Rep" — 12,500 (L)
3-70 BV

LH 193 122 — 3209 College Ave. — 6-3 — 84x119 — OP — "Rep" — 24,900 (L)
4-70 BV&FR 2-B
Minimum down payment $500.

LH 193 524 — 1621 Buford Ave. — 5-3 — 70x140 — 9,500 (L)
FR — "Rep" — 10,700
Repair program posted in property.

LH 198 724 — 2435 Howe Ave. — 5-2 — 60x150 — "Rep" — 11,750 (F)
12-70 BV&FR 1½-B
Repair program posted in property.

LH 199 045 — 2607 Mesa St. — 5-3 — 78x130x70x130 — "Rep" — 16,200 (L)
1-71 BV&FR
Repair program posted in property.

LH 199 097 — 810 Harbison Dr. — 6-2 — 70x138x60x150 — "Rep" — 12,500 (L)
12-70 BV&FR
Repair program posted in property.

LH 204 281 — 5534 Teresa St. — 5-3 — 49x60x135x152 — "Rep" — 17,100 (F)
2-71 BV&FR
Repair program posted in property.

LH 204 838 — 316 31st Ave. — 5-2 — 57x148 — "Rep" — 11,500 (F)
1-71 BV&FR
Repair program posted in property.

LH 207 627 — 360 25th Ave. — 6-3 — 75x89x74x80 — "Rep" — 12,900 (L)
1-71 FR
Financing limited to 25 years. Repair program posted in property.

LH 208 034 — 2225 Eighth St. — 7-3 — 50x168 — "Rep" — 16,700 (L)
2-71 BV&FR 2-B Repair program posted in property.

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE February 26, 1971
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree ST. NE. Atlanta, GA. 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — SAVANNAH, GEORGIA - CHATHAM COUNTY

SH 4656	2106 Alaska St.	5-2 11-70 FR	50x100		"Rep"	$ 8,500 (K)
		Repair program posted in property.				
LH 141 404	15 Paradise Dr.	5½-3 12-70 BV&FR 2-B	90x122x70x125	OP	"Rep"	18,500 (P)
		Repair program posted in property. TERMS: $500 down payment.				
LH 188 519	411 W. 64th St.	6-3 8-70 FR	60x110	OP	"Rep"	12,000 (K)
LH 191 818	116 Jacquelyn Dr.	6-3 2-71 BV&FR 1½-B	61x150x125x130		"Rep"	17,500 (P) 18,500
		Repair program posted in property.				
LH 194 263	134 W. 53rd St.	6-2 1-71 BV&FR	57x117		"Rep"	13,000 (P)
		Repair program posted in property.				
LH 200 087	3 Sarah Court	6-3 6-70 BV&FR 2-B	80x140x60x20x70x60		"Rep"	18,900 (K)
		TERMS: $500 down payment				
LH 207 217	2027 & 2029 New York Ave.	8-4 CB Duplex 2-B	70x100	OP	"Rep"	15,500 (P) 17,500
		Repair program posted in property.				
LH 210 265	106 Las Tunas Cir.	7-3 12-70 BV&FR 2-B	54x130x143x193	OP		22,000 (P) 22,500
		TERMS: $750 down payment Repair program posted in property.				

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY COMPANY
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA

WARNER ROBINS, GEORGIA - HOUSTON COUNTY

SH 5398	205 Diggs Blvd.	5-2 5-70 FR	70x137x60x158		"Rep"	$ 8,800 (W)
		Repair program posted in property.				
SH 5718	111 Miller Ct. Centerville	6-3 10-70 BV&FR	125x175x174x85		"Rep"	17,200 (R)
		Repair program posted in property. Minimum down payment: $200.00.				
LH 114 518	128 Vinson Dr.	5-2 6-70 FR	65x150		"Rep"	8,000 (W)
		Repair program posted in property.				
LH 138 172	211 Willow Ave.	5½-3 4-70 BV 1½-B	95x132		"Rep"	13,350 (W) 14,250
		Repair program posted in property. Minimum down payment $200.00.				
LH 142 998	207 Ruzzelle St.	6-3 4-70 BV&FR	65x145		"Rep"	9,950 (W)
		Repair program posted in property.				
LH 195 151	213 Crescent Dr.	5½-3 5-70 FR	150x186x149x65	OP	"Rep"	10,500 (W)
		Repair program posted in property.				

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: February 26, 1971

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730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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MISCELLANEOUS LISTING - GEORGIA

Albany Realty Company
700 North Slappey Drive
Albany, GA. 31701

PM-GA

ALBANY

LH 201 657 — 2508 S. Washington St. 4-2 77x110 "Rep" $10,700
8-70 CB&BV

Miles Insurance & Realty Company
502 West Shotwell St.
Bainbridge, GA. 31717

BAINBRIDGE

LH 171 939 — 1103 Broughton St. 5-2 50x140 5,500
7-70 FR "Rep" 6,500
Financing limited to 25 years.
Repair program posted in property.

Shiflett Realty Company
224½ Main Street
Cedartown, GA. 30125

CEDARTOWN

LH 195 216 — 621 College St. 6-3 100x280 OP "Rep" 21,600
1-71 BV&FR 1½B
Terms: Down payment $500.00.
Central Air Conditioning.
Repair program posted in property.

Carl Lawson Agency
310 Academy Street
Gainesville, GA. 30501

DAWSONVILLE

DL 150 036 — Rt. 4, Warhill Rd. 6-3 462x208x215x402 OP 9,500
8-70 FR x485x470
To be sold "As Is" - no repairs of any nature which includes utilities.

George R. Goss, Realtor
240 E. Railroad St.
Elberton, GA. 30635

ELBERTON

DV 5378 — Rt. 6, New Ruckersville Rd. 5-3 400x302 13,500
Alum Siding "Rep" 14,500
6-70 1½B
Repair program posted in property.

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MISCELLANEOUS LISTING

ELBERTON (Cont'd)

LH 194 509	Route #3 Hwy 82	6-3 1-70 CB	307x646x458x498 Approx. 4 acres			$14,300 15,800
		Repair program posted in property.			"Rep"	

Thornton Realty Company
536 First Street
Macon, GA. 31201

MACON

LH 143 062	2894 Walmar Dr.	5½-3 9-70 BV	87x124x112x120		"Rep"	$12,000

Harvey Given Company
Sixth Avenue Building
Rome, GA. 30161

ROME

LH 188 618	Route #2 Old Dalton Rd.	5-2 FR 1-71 No repairs of any nature including utilities.	985x318x253x860x 102x204	OP		7,500

Duncan Realty Company
204 Spring St.
Rossville, GA. 30741

ROSSVILLE

LH 144 472	1822 Vero Beach Ave.	5-2 8-70 FR	60x170		"Rep"	8,100 9,100
		Financing limited to 25 years in present "As Is" condition. Repair program posted in property.				
LH 171 584	1 Mary Lane	4-2 4-70 FR	55x175x50x201		"Rep"	5,500 6,500
		Repair program posted in property. Financing limited to 25 years.				
LH 184 831	875 Hulana Dr.	5-3 9-70 FR 1½B	100x150	OP	"Rep"	12,600
LH 195 047	Carrol Drive Ringgold	4-2 10-70 FR	70x150x70x163		"Rep"	8,900
LH 205 689	805 Cherokee Trail	5-3 FR	85x143		"Rep"	13,800 14,500
		Repair program posted in property.				

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MISCELLANEOUS LISTING (Cont'd)

Perry Realty Company
313 E. Liberty St.
Savannah, GA. 31401

STATESBORO

SH 3753 — 310 Denmark St. — 5-2 — 60x120 — OP — "Rep" — $ 8,500
3-70 FR

Watson & Knox Ins. Agency
Knox Building
Thomson, GA. 30824

THOMSON

LH 196 181 — 809 Mobley St. — 6-4 — 246x125x177x50 — 14,300
11-70 BV — "Rep" — 14,900
Repair program posted in property.

Webb & Sims
Golden Building
Tifton, GA. 31794

TIFTON

LH 182 343 — 605 Sunset Dr. — 6-3 — 100x100 — 13,900
1-71 BV&FR — "Rep" — 14,200
Repair program posted in property.

Emory Bass Company Realtors
509 N. Patterson St.
Valdosta, GA. 31601.....(B)

H. B. Hurley, Realtor
115 East Adair Street
Valdosta, GA. 31601 .....(H)

VALDOSTA

LH 166 633 — 2311 Sterling Pl. — 5-3 — 90x180 — "Rep" — 13,900 (H)
8-70 BV&FR

LH 173 813 — 619 N. Troupe St. — 7-3 — 60x125 — "Rep" — 19,750 (H)
5-70 BV 2B

LH 184 114 — 230 Beck St. — 6-3 — 69x205 — OP — 16,000 (H)
10-70 BV&FR

LH 198 036 — 4018 Camellia Dr. — 7-3 — 105x137 — 27,500 (H)
BV&FR 2B Central A/C
No repairs required. Minimum down payment: $500.00.

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MISCELLANEOUS LISTING (Cont'd)

VALDOSTA (Cont'd)

LH 198 693	Mary Hart Cir. Twin Lakes	6-2 8-70 FR 1½B	80x75x120	OP	"Rep"	$11,800 (H)

VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: April 29, 1971

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA. 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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FULTON COUNTY

LH 184 711	2367 Summit Ave.,NW.	7-3	67x170x46x151			$ 7,800 (D)
	Atlanta	3-71	FR		"Rep"	9,000
	Repair program posted in property.					
LH 194 546	2240 Beecher Rd.,SW	6-3	80x249x80x252			23,500 (M)
	Atlanta	1-70	BV&FR	2-B	"Rep"	24,700
	TERMS: $700.00 down payment.					
	Repair program posted in property.					
LH 195 468	3739 Asbury Lane,SW	6-3	65x136x115x190		OP "Rep"	14,900 (T)
	Atlanta	3-71	FR			
	Repair program posted in property.					
LH 201 152	1792 Sandtown Rd.,SW	6-3	69x239			15,900 (M)
	Atlanta	2-71	FR		"Rep"	17,500
	Repair program posted in property.					
LH 204 607	916 Lawton St.,SW.	5-3	57x119x42x92			13,800 (M)
	Atlanta	2-71	FR		"Rep"	15,000
	Repair program posted in property.					
LH 205 548	Route 2, Cedar Grove	5-3	220x187x170x280			12,800 (M)
	Rd., Fairburn	2-71	BV&FR		"Rep"	13,900
	Repair program posted in property.					
LH 205 623	1573 Pineview Ter.,SW.	5-2	50x158x50x153		OP	12,200 (M)
	Atlanta	3-71	FR		"Rep"	13,000
	Repair program posted in property.					

DEKALB COUNTY

LH 172 500	292 Warren St.,SE.	6-2	60x249x85x223		OP	12,000 (D)
	Atlanta	9-70	FR		"Rep"	14,200
	Repair program posted in property.					
LH 174 612	423 Hooper St.,SE.	5½-3	50x150			14,200 (D)
	Atlanta		BV		"Rep"	15,500
	Repair program posted in property.					
LH 175 771	2711 Arbor Ave.NE.	6-3	60x209x27x50x153x50x66			12,500 (D)
	Atlanta	4-71	FR 2-B	x209	"Rep"	14,200
	Repair program posted in property.					
LH 175 938	2574 Tilson Dr.,SE.	6-2	243x80x218		"Rep"	14,500 (D)
	Atlanta	3-71	FR			
	Repair program posted in property.					
LH 176 547	219 Second Ave.	8-5	60x166		ALL CASH	10,000 (D)
	Decatur	6-70	FR	2-B		

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DEKALB COUNTY

LH 177 436	2275 Sutton St.,SE.	6-3	50x150				$10,500 (C)
	Atlanta	3-71	FR	2-B		"Rep"	12,900
	Repair program posted in property.						
LH 177 829	1691 Glencove Ave.,SE.	6-2	60x188x60x187		OP	"Rep"	17,250 (D)
	Atlanta	3-71	BV&FR	2-B			
	Repair program posted in property.						
LH 178 370	2287 Hillside Ave.	6-3	70x142				13,500 (D)
	Decatur		BV&CB			"Rep"	14,900
	Repair program posted in property.						
LH 185 432	205 W. Pharr Rd.	7-3	170x189x150x187			"Rep"	25,750 (D)
	Decatur	11-70	BV&FR	2-B			
	Minimum down payment $1,000.						
	Repair program posted in property.						
LH 186 109	3091 Alston Dr.,SE.	5-2	100x200			ALL CASH	7,000 (D)
	Atlanta	12-69	FR				
	No repairs to be made which includes utilities.						
LH 186 158	32 Fifth Ave.,NE.	5-2	100x190				13,500 (D)
	Atlanta	12-70	FR & Alum.			"Rep"	14,750
	Repair program posted in property.						
LH 188 977	43 Rogers St.,SE.	9-4	56x156				12,600 (D)
	Atlanta	8-70	FR	2-B		"Rep"	14,000
	Repair program posted in property.						
LH 192 119	144 Candler Dr.	7-3	60x257x60x250		OP	"Rep"	16,500 (D)
	Decatur	3-71	FR	1½-B			
	Repair program posted in property.						
LH 197 594	258 Garland Ave.	6-2	65x150x80x149		OP	"Rep"	14,500 (D)
	Decatur	12-70	plus den	FR			
LH 198 140	1981 Porter Pl.	5-2	65x170			"Rep"	13,900 (D)
	Decatur	1-71	FR				

CLAYTON COUNTY

LH 147 397	234 Pinehurst Dr.	11-6	50x150			OP	14,100 (T)
	Mountain View	11-70	FR	3-B	To Be Sold "As Is". No repairs including utilities.		
LH 176 724	81 Pinehurst Dr.	5-3	50x150			"As Is"	6,000 (T)
	Mountain View	10-70	FR			ALL CASH	

COBB COUNTY

LH 197 622	1210 Little Acres	7-3	120x200			"Rep"	32,500 (L)
	Marietta	11-70	BV&FR	2-B	TERMS: $1,500 down payment.		

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Bldg.
Augusta, GA. 30904.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA. 30907.....(M)

CHARLES J. O'CONNOR REALTY COMPANY
108 Eighth Street
Augusta, GA. 30902.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Dr.	6-3	132x235x78x184x88		ALL CASH	$ 6,500 (O)
	11-69	FR				
	No repairs on utilities.					
SH 2539	1918 Gay Dr.	5-2	75x100		"Rep"	9,500 (MR)
	8-70	FR				
	Repair program posted in property.					
SH 6019	1915 Williams Dr.	5-3	75x100			11,900 (O)
	3-71	BV&FR			"Rep"	12,400
	Repair program posted in property.					
LH 70 459	1811 Mavis St.	5-3	70x100x56x30x140		"Rep"	9,400 (O)
	9-70	FR				
LH 80 246	1933 Moore Rd.	4-2	75x100	OP	"Rep"	7,800 (O)
	8-70	FR				
LH 160 466	309 Wiley Court	5-3		OP	"Rep"	14,300 (O)
	3-71	BV&FR				
	Repair program posted in property.					
LH 173 868	2409 Birdie Dr.	6-4	80x150	OP	"Rep"	19,750 (O)
	3-70	BV&FR	1½-B			
	Central Air Conditioning.					
LH 175 249	315 East View Dr.	6-3			"Rep"	15,000 (O)
	8-70	BV&FR				
	Repair program posted in property.					
LH 177 758	1916 Moore Rd.	5½-3	75x135		"Rep"	10,900(MR)
	12-70	FR				
LH 178 530	325 East View Ave.	5½-3	60x100		"Rep"	15,200 (O)
	1-71	BV&FR	1½-B			
	Repair program posted in property.					
LH 179 001	2014 Highland Ave.	6-3	80x200	OP	"Rep"	17,000 (O)
	7-70	BV&FR	1½-B			

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE April 29, 1971
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA. 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 180 378	7 Pinetree Dr. Grovetown	6-70	5½-3 BV&FR	100x200 1½-B	"Rep"	$15,500 (MR)
LH 181 729	3305 Burton Ct.	3-71	6½-3 BV	43x139x149x81 1½-B	"Rep"	18,000 (O) 19,200
		Central Air Conditioning. Repair program posted in property.				
LH 181 899	503 Dupont St.	5-70	4-2 FR	65x157x65x162	"Rep"	10,900 (O)
LH 183 447	Cor. Hardy Rd. & VFW Rd.,Grovetown	3-71	6½-4 BV&FR Repair program posted in property.	75x150 1½-B	"Rep"	16,400 (O) 17,300
LH 184 679	2116 Cadden Rd.	1-71	6-3 BV&FR	122x127x100	"Rep"	15,000 (O) 16,000
		Repair program posted in property.				
LH 185 112	1910 Meadow Lane	3-71	5-3 FR	110x140	"Rep"	12,500 (MR)
		Repair program posted in property.				
LH 186 257	Lottie Lane Grovetown	7-70	5½-3 BV&FR	100x200 1½-B	"Rep"	18,900 (MR)
LH 186 277	2709 Oakland Dr.		5-2 BV&FR	74x200	"Rep"	15,000 (MR) 15,900
		Repair program posted in property.				
LH 186 321	3106 Fir Ct.	2-71	6½-3 BV&FR	80x113x94x110 1½-B	"Rep"	18,900 (O) 19,700
		Central Air Conditioning Repair program posted in property.				
LH 186 671	1982 Higdon St.	11-70	5½-3 FR	61x143x150x63	"Rep"	12,200 (O)
		Repair program posted in property.				
LH 189 772	2917 Whipporwill St.	4-71	6½-3 BV&FR	28x21x130x95x110	"Rep"	18,750 (MR)
		Repair program posted in property.				
LH 190 531	1623 Jonathan Dr.	9-70	5-3 BV&FR	70x144x40x35x146 2-B	"Rep"	18,500 (MR)
LH 190 534	1625 Jonathan Dr.	1-71	5-3 BV&FR	70x116x75x144	"Rep"	15,100 (MR)
LH 191 206	2608 Meadowbrook Dr.	7-70	5½-3 BV&FR	90x120 2-B	"Rep"	18,200 (MR)

VETERANS ADMINISTRATION

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NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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LH 191 338	1626 Jonathan Dr.	6-3	70x130				$16,000 (O)
		3-71	FR&Alum			"Rep"	16,500
	Repair program posted in property.						
LH 192 689	4045 Delray Ct.	7-3	70x120x115x150				18,700 (M)
	Martinez	3-71	BV&FR	1½-B		"Rep"	19,200
	Repair program posted in property.						
	Central Air Conditioning.						
LH 192 734	3103 Bell Dr.	6-3	75x132x75x135		OP	"Rep"	14,200 (MR)
		7-70	FR				
LH 194 642	2920 Nighthawk Dr.	6-3	90x130				18,700 (O)
		4-71	BV	1½-B		"Rep"	19,500
	Repair program posted in property.						
LH 194 688	703 Aiken St.	5½-3	67x100			"Rep"	16,200 (O)
		2-71	BV	1½-B			
LH 195 358	2907 Belair Rd.	5½-3	100x197x110x187			"Rep"	18,500 (M)
	Martinez	2-71	BV&FR	1½-B			
	Central Air Conditioning.						
	Repair program posted in property.						
LH 195 595	2534 Brookshire Rd.	6½-3	85x120			"Rep"	19,500 (MR)
		2-70	BV	2-B			
LH 197 011	N/S Williams St.	5½-3	95x150x146x111				15,000 (O)
	Grovetown	2-71	FR&BV			"Rep"	15,500
	Repair program posted in property.						
LH 197 183	3020 Acorn Rd.	5½-3	90x150			"Rep"	13,500 (O)
		6-70	FR				
LH 197 556	2507 Yates Dr.	5½-3	71x151x70x152				10,000 (O)
		2-71	FR			"Rep"	11,000
	Repair program posted in property.						
LH 197 838	2543 Blueberry Dr.	7½-4	110x127x118x100			"Rep"	20,300 (MR)
		3-71	BV	1½-B			
	Repair program posted in property.						
	Central Air Conditioning.						
LH 198 069	1634 Jonathan Dr.	5-3	65x139x87x154				15,700 (O)
		3-71	BV,FR&Alum			"Rep"	16,300
	Repair program posted in property.						
LH 198 132	1742 Kissingbower Rd.	6-2	60x150				12,800 (O)
		3-71	& Fam. Room. FR			"Rep"	14,000
	Repair program posted in property.						

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LH 198 224	1982 Piedmont St.	4-2	28x48x150x35x149	"Rep"	$11,400 (MR)
	8-70	FR			
LH 198 236	554 E. Boykin Rd.	6-3	100x200	"Rep"	17,950 (MR)
	2-71	BV&FR	1½-B		
	Central Air Conditioning.				
	Repair program posted in property.				
LH 200 123	2020 Bloomingdale St.	6-3	85x151		15,500 (O)
	2-71	BV&FR	3-B	"Rep"	16,500
	Repair program posted in property.				
LH 200 489	2532 Shearton Dr.	4-2	60x128		9,800 (O)
	3-71	FR		"Rep"	10,500
	Repair program posted in property.				
LH 200 597	2215 Boykin Rd.	5-3	100x200	"Rep"	17,900 (MR)
	11-70	BV&FR	1½-B		
	Central Air Conditioning.				
LH 200 629	1914 Colony Park Rd.	5-3	50x165x155x247	"Rep"	16,200 (O)
	1-71	BV&FR	1½-B		
	Repair program posted in property.				
LH 200 670	534 Aiken St.	5½-3	60x100	OP	16,000 (MR)
	8-70	BV&FR	1½-B		
	No repairs required.				
LH 201 106	2422 Dexter Rd.	6-3	80x130	"Rep"	20,900 (O)
	1-71	BV&FR	1½-B		
	Central Air Conditioning.				
	Repair program posted in property.				
LH 202 877	3309 Mundy Dr.	4½-2	75x100	"Rep"	12,200 (MR)
	8-70	FR&Alum			
LH 202 980	W/S Hardy Dr.	5½-3	78x143x78x145		16,600 (MR)
	Grovetown 3-71	BV&FR	1½-B	"Rep"	16,900
	Repair program posted in property.				
LH 204 400	2223 Boykin Rd.	7-3	100x190		19,400 (O)
	2-71	BV&FR	1½-B	"Rep"	19,700
	Central Air Conditioning.				
	Repair program posted in property.				

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JOSIAH & JOE FLOURNOY
3810 Buena Vista Rd.
Columbus, GA. 31906.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis St.
Columbus, GA. 31906.....(L)

PM-GA

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 4736	2629 Avalon Rd.	5-2	50x180x50x190		"Rep"	$10,500 (F)
	9-70	FR				
	Repair program posted in property.					
LH 127 970	4017 S. Linden Dr.	4-2	75x140			6,250 (L)
		FR			"Rep"	8,500
	Repair program posted in property.					
LH 143 937	1111 Benning Dr.	5-3	60x175		"Rep"	10,700 (F)
	3-71	FR				
	Repair program posted in property.					
LH 150 077	4828 Toney Dr.	6-3	70x140		"Rep"	15,000 (L)
	3-71	BV&FR				
	Repair program posted in property.					
LH 151 392	3107 Melrose Dr.	6-3	180x87x180x90	OP	"Rep"	20,500 (L)
	4-71	BV&FR	2-B			
	Repair program posted in property. Central A/C.					
	TERMS: $500.00 down payment.					
LH 153 234	2949 Gleason Ave.	5-3	60x143		"Rep"	11,000 (F)
	3-69	FR				
LH 153 589	824 Baxley Way	5-3	70x151x125x203	OP		14,600 (F)
	BV&FR				"Rep"	15,500
	Repair program posted in property.					
LH 154 910	50 Eddy Dr.	5-2	103x170		"Rep"	9,500 (L)
	6-70	FR				
LH 160 670	13 Patton Dr.	5-2	42x27x150x70x149			9,200 (F)
		BV			"Rep"	10,800
	Repair program posted in property.					
LH 168 166	913 Sheridan Ave.	5-2	50x150		"Rep"	11,200 (L)
	3-70	FR				
LH 169 189	2905 Blan St.	5-2	65x142.57			11,000 (F)
		BV			"Rep"	12,600
	Repair program posted in property.					

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COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 169 671	3024 Dawson St.	5-2	60x153	OP	"Rep"	$12,800 (F)
	11-70	FR				
	TERMS:	Financing limited to 25 years.				
LH 169 710	1053 Harbison Ct.	6-2	52x10x146x90x157x50		"Rep"	11,000 (L)
	11-70	BV&FR				
LH 169 956	913 Brooks Rd.	5-2	60x150			10,600 (F)
		FR			"Rep"	11,800
	Repair program posted in property.					
LH 176 362	925 Benning Dr.	5-2	50x175		"Rep"	11,200 (F)
	2-71	FR				
LH 181 306	4418 Zeron Ct.	7-3	95x140x93x140	OP	"Rep"	28,750 (F)
	4-71	BV&FR	2-B			
	TERMS:	$750.00 down payment				
	Repair program posted in property.					
	Central Air Conditioning.					
LH 183 288	11 Cantrell Dr.	5-2	75x203		"Rep"	10,400 (L)
	10-69	FR				
	TERMS:	Financing limited to 25 years.				
	Subject to foundation settlement.					
LH 186 175	3130 Baker Circle	5-3	60x154x60x155			10,500 (F)
		BV			"Rep"	11,500
	Repair program posted in property.					
LH 188 890	3800 17th Ave.	7-3	50x150		"Rep"	16,700 (F)
	2-71	FR	2-B			
	Repair program posted in property.					
LH 191 231	770 Andrea Dr.	5-3	82x123		"Rep"	16,500 (L)
	7-70	BV&FR				
LH 192 007	2077 N. Andrews Rd.	5-2	80x115		"Rep"	12,500 (L)
	10-70	FR				
	TERMS:	Financing limited to 25 years.				
LH 192 064	1338 Foye Ave.	6-2	70x150		"Rep"	12,500 (L)
	3-70	BV				
LH 193 122	3209 College Ave.	6-3	84x119		"Rep"	24,900 (L)
	4-70	BV&FR	2-B			
	Minimum down payment $500.00.					
LH 193 524	1621 Buford Ave.	5-3	70x140		"Rep"	10,700 (L)
	3-71	FR				
	Repair program posted in property.					

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LH 198 724	2435 Howe Ave.	5-2	60x150	OP	"Rep"	$11,750 (F)
	12-70	BV&FR	1½-B			
LH 199 097	810 Harbison Dr.	6-2	70x138x60x150		"Rep"	12,500 (L)
	12-70	BV&FR				
LH 203 410	2424 Bond Ave.	5-2	60x150		"Rep"	12,500 (L)
	3-71	BV&FR				
	Repair program posted in property.					
LH 203 966	2331 Tucker Dr.	6-3	100x135			22,300 (F)
	4-71	BV			"Rep"	23,000
	Repair program posted in property.					
	TERMS: $500.00 down payment.					
	Central Air Conditioning.					
LH 204 838	316 31st Ave.	5-2	57x148		"Rep"	11,500 (F)
	1-71	BV&FR				
LH 207 627	360 25th Ave.	6-3	75x89x74x80		"Rep"	12,900 (L)
	1-71	FR				
	Financing limited to 25 years.					
LH 208 034	2225 Eighth St.	7-3	50x168		"Rep"	16,700 (L)
	2-71	BV&FR	2-B			

CATAULA, GEORGIA - HARRIS COUNTY

LH 187 295	Route 1, Bon Acre Rd.	7-3	200x231x160x387x112x93			9,000 (F)
	4-71	FR		ALL CASH	"As Is"	

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — SAVANNAH, GEORGIA - CHATHAM COUNTY

SH 4656	2106 Alaska St.	5-2	50x100		"Rep"	$ 8,500 (K)
	11-70	FR				
LH 196 283	Rt.#4, Box 64 Chevis Rd.		100x525		OP	10,200 (P)
	2-71	5½-3			"Rep"	11,500
		CB				
	Repair program posted in property.					
LH 209 087	1223 E. 36th St.	6-3	52x100		OP	15,500 (K)
	3-71	Asb. Shingles	2-B		"Rep"	16,500
	Repair program posted in property.					

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY COMPANY
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA

WARNER ROBINS, GEORGIA - HOUSTON COUNTY

SH 4395	227 Cresent Dr.	6-3	65x126			$ 9,500	(R)
		2-71	FR		"Rep"	10,500	
	TERMS: $200 down payment.						
	Repair program posted in property.						
SH 5398	205 Diggs Blvd.	5-2	70x137x60x158		"Rep"	8,800	(W)
		5-70	FR				
LH 115 205	206 Arnold Blvd.	5-2	65x143x72x140			7,000	(W)
		FR			"Rep"	8,000	
	Repair program posted in property.						
LH 138 172	211 Willow Ave.	5½-3	95x132	OP	"Rep"	14,250	(W)
		4-70	BV	1½-B			
	Repair program posted in property.						
	Minimum down payment $200.00.						
LH 194 152	211 Carroll Dr.	5½-3	75x125x80x97			9,100	(W)
		4-71	FR		"Rep"	10,300	
	Repair program posted in property.						
LH 198 159	110 East End Ave.	5-2	55x100			8,200	(W)
		FR			"Rep"	8,800	
	Repair program posted in property.						
LH 200 630	211 Debra Dr.	6-3	75x112x85x109			16,500	(R)
		BV&FR	2-B		"Rep"	17,300	
	Repair program posted in property.						
	Central Air Conditioning.						
	TERMS: $200.00 down payment.						
LH 201 223	207 Debra Dr.	7-4	85x112x814x120		OP	16,200	(W)
		BV&FR	2-B		"Rep"	16,600	
	Repair program posted in property. Central Air Cond.						
	TERMS: $200.00 down payment.						
SH 4981	500 Diggs Blvd.	5-2	65x150		"Rep"	8,500	(W)
		3-71	FR				
	Repair program posted in property.						

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE April 29, 1971
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA. 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. The best qualified offer will be accepted from those received within 5 workdays following the public appearance of the initial or revised listing. VA properties are available to qualified individuals without regard to their race, color, religion or national origin. Offers to purchase will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433, Adoption of VA's Policy Against Discrimination. This listing cancels all previous listings.

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MISCELLANEOUS LISTING - GEORGIA

PM-GA

Miles Insurance & Realty Company
502 West Shotwell St.
Bainbridge, GA 31717

BAINBRIDGE

LH 171 939	1103 Broughton St.	5-2	50x140			$ 5,500
	7-70	FR			"Rep"	6,500

Financing limited to 25 years.
Repair program posted in property.

George R. Goss, Realtor
240 E. Railroad St.
Elberton, GA. 30635

ELBERTON

DV 5378	Rt. 6, New	5-3	400x302			13,500
	Ruckersville Rd.	Alum Siding			"Rep"	14,500
	6-70	1½-B				

Repair program posted in property.

LH 194 509	Route #3	6-3	307x646x458x498			14,300
	Hwy 82	1-70	CB	Approx 4 acres	"Rep"	15,800

Repair program posted in property.

McWaters Realty Company
1089 Baxter St.
Athens, GA.30601

JEFFERSON

LH 178 375	Attica Rd.(Also		Approx 20 acres			$20,800
	known as Brick Rd.				"Rep"	21,600
	Athens, GA.)					

Repair program posted in property.
TERMS: $500.00 down payment.

Thornton Realty Company
536 First Street
Macon, GA. 31201

MACON

LH 143 062	2894 Walmar Dr.	5½-3	87x124x112x120	OP	"Rep"	12,000
	9-70	BV				

LH 191 105	224 Decatur Ave.	5½-3	90x225			9,000
	4-71	FR			"Rep"	9,900

Repair program posted in property.

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MISCELLANEOUS LISTING - GEORGIA

DeLoach Insurance Agency
P.O. Box 7
Claxton, GA.

PEMBROKE

DV 5608 Rt. #2, US Hwy 280 5-2 76x136 $ 6,800
2-71 FR "Rep" 7,500
Repair program posted in property.

Shiflett Realty Company
224½ Main Street
Cedartown, GA 30125

ROCKMART

DL 153 827 Route #3, Peachtree Road 5-2 75x125x150x10.25 "Rep" 5,000
2-71 FR
Repair program posted in property.

Harvey-Given Company
Sixth Avenue Building
Rome, GA. 30161

ROME

LH 152 662 132 Williamson St. 5-3 70x150 $11,750
FR 2-B "Rep" 13,000
Repair program posted in property.

LH 196 953 Shadowlane Dr. Rt. #5 7-3 256x154x156x157 24,000
BV&FR x232 24,900
2-B Central Air Conditioning.
TERMS: $1,000 down payment.
Repair program posted in property.

Astin Realty Company
318 E. Gordon Ave.
Rossville, GA. 30741

ROSSVILLE

LH 144 472 1822 Vero Beach Ave. 5-2 60x170 8,100
8-70 FR "Rep" 9,100
Financing limited to 25 years in present.
"As Is" condition. Repair program posted in property.

LH 171 584 1 Mary Lane 4-2 55x175x50x201 5,500
4-70 FR "Rep" 6,500
Repair program posted in property.
Financing limited to 25 years.

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE April 29, 1971
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MISCELLANEOUS LISTING - GEORGIA

Home Farm Realty Company
16 Main Street
Manchester, GA. 31816

SHILOH

LH 193 594	Rt. #1, Hidden Acres,	7-4	590x29x321x645x351		$24,800
	State Hwy 16	FR	2-B	"Rep"	25,400

TERMS: $1,500 down payment.
Repair program posted in property.

Perry Realty Company
313 E. Liberty St.
Savannah, GA. 31401

STATESBORO

SH 3753	310 Denmark St.	5-2	60x120	"Rep"	$ 7,950
	3-70	FR			

HINESVILLE

LH 183 141	Deal Street	6-3	138x105x55x94x70		15,200
	4-71	FR&BV		"Rep"	15,800

Central Air Conditioning.
Repair program posted in property.

Watson & Knox
Knox Building
Thomson, GA. 30824

THOMSON

LH 196 181	809 Mobley St.	6-4	246x125x177x50		14,300
	11-70	BV		"Rep"	14,900

Repair program posted in property.

HARLEM

LH 197 192	180 Evelym St.	5½-3	100x171		9,500
	1-71	FR		"Rep"	10,500

Repair program posted in property.

Webb & Sims
Golden Building
Tifton, GA. 31794

LH 182 343	605 Sunset Dr.	6-3	100x100		13,900
	1-71	BV&FR		"Rep"	14,200

Repair program posted in property.

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE 5-27-71
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA. 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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1. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, drying, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE May 27, 1971
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ARROWHEAD PROPERTIES
P.O. Box 888
Mableton, GA 30059 .....(A)

CALLOWAY REALTY
193 Auburn Avenue, NE
Atlanta, GA 30303.....(C)

DUNCAN REALTY COMPANY
333 Candler Bldg.
Atlanta, GA 30303.....(D)

W. M. GREENWOOD
309 East Church St.
Douglasville, GA 30134.....(G)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, GA 30060.....(L)

MCCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, GA 30354.....(M)

TRI-CITY REALTY & MORTGAGE CO.
3270 Main Street
College Park, GA 30022.....(T)

PM-GA FULTON, DEKALB, CLAYTON, COBB, DOUGLAS & GWINNETT COUNTIES

FULTON

LH 163 724	1207 2nd St., NW Atlanta 2-71	5-2 FR	111x80x160x87	ALL CASH	$ 5,500 (A)
	No repairs of any nature which includes utilities.				
LH 173 314	28 Johnson Rd., NW Atlanta 4-70	10-4 FR 2-B	60x150	OP "Rep"	11,500 (D)
LH 178 229	355 Inman St. SW Atlanta 3-71	5-3 FR	50x193	"Rep"	10,700 (M) 12,500
		Repair program posted in property.			
LH 179 512	227 Taft St. SW Atlanta 5-70	6½-3 BV & FR	55x100	"Rep"	15,500 (M) 16,500
LH 180 425	3660 Hillacres Rd. Atlanta 3-71	6-3 BV 1½-B	110x19x75x100x99	OP "Rep"	18,550 (M) 19,750
		Repair program posted in property. TERMS: $500.00 down payment.			
LH 184 074	1248 Kipling St., SE Atlanta 3-71	5-3 BV&FR	60x247x96x207	"Rep"	12,900 (D)
		Repair program posted in property.			

VETERANS ADMINISTRATION

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FULTON COUNTY

LH 184 711	2367 Summit Ave., NW Atlanta 3-71	7-3 FR	67x170x46x151	OP "Rep"	$ 7,800 (D) 9,000
		Repair program posted in property.			
LH 194 546	2240 Beecher Road SW Atlanta 1-70	6-3 BV&FR	80x249x80x252 2-B	"Rep"	23,500 (M) 24,700
		TERMS: $700.00 down payment. Repair program posted in property.			
LH 195 468	3739 Asbury Lane SW Atlanta 3-71	6-3 FR	65x136x115x190	OP "Rep"	14,900 (T)
		Repair program posted in property.			
LH 201 152	1792 Sandtown Rd.,SW Atlanta 2-71	6-3 FR	69x239	OP "Rep"	17,500 (M)
		Repair program posted in property.			
LH 202 943	2945 Shelly Dr. SW Atlanta 3-71	6-3 BV & FR	100x180 2-B	"Rep"	29,200 (T) 29,900
		TERMS: $1500.00 down payment Repair program posted in property.			
LH 204 607	916 Lawton St., SW Atlanta 2-71	5-3 FR	57x119x42x92	OP "Rep"	15,000 (M)
		Repair program posted in property.			
LH 205 548	Route 2, Cedar Grove Rd., Fairburn 2-71	5-3 BV & FR	220x187x170x280	"Rep"	13,900

DEKALB COUNTY

SH 5510	2124 Delano Drive NE Atlanta 3-71	8-3 BV & FR	100x200 1-B 2-½B	OP "Rep"	17,500 (D) 18,500
		Repair program posted in property.			
LH 171 723	207 Lansdowne Ave. Decatur 4-71	6-2 FR	50x195x55x207	OP "Rep"	10,750 (D) 12,300
		Repair program posted in property.			
LH 174 612	423 Hooper St. SE Atlanta 5-71	5½-3 BV	50x150	OP "Rep"	14,200 (D) 15,500
		Repair program posted in property.			
LH 175 771	2711 Arbor Ave. NE Atlanta 4-71	6-3 FR 2-B	60x209x27x50x153x50x66 OP x209	"Rep"	14,200 (D)
		Repair program posted in property.			
LH 176 547	219 Second Ave. Decatur 6-70	8-5 FR	60x166 2-B	ALL CASH	10,000 (D)

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Page #3

DEKALB COUNTY

LH 177 436	2275 Sutton St. SE Atlanta 3-71	6-3 FR	50x150 2-B			$10,500 (C) 12,900
		Repair program posted in property.				
LH 178 370	2287 Hillside Ave. Decatur 4-71	6-3 BV & CB	70x142		OP "Rep"	13,500 (D) 14,900
		Repair program posted in property.				
LH 186 109	3091 Alston Dr. SE Atlanta 12-69	5-2 FR	100x200		ALL CASH	7,000 (D)
		No repairs to be made which includes utilities.				
LH 186 158	32 Fifth Ave., NE Atlanta 12-70	5-2 FR & Alum.	100x190		OP "Rep"	13,500 (D) 14,750
		Repair program posted in property.				
LH 188 977	43 Rogers St., SE Atlanta 8-70	9-4 FR	56x156 2-B		"Rep"	12,600 (D) 14,000
		Repair program posted in property.				
LH 200 370	1476 Deerwood Dr. Decatur 4-71	7-4 BV 1½ B	120x192x150		"Rep"	17,000 (D) 18,500
		Repair program posted in property.				

CLAYTON COUNTY

LH 147 297	234 Pinehurst Dr. Mountain View 11-70	11-6 FR	50x150 3-B			14,100 (T)
		To be sold "As Is." No repairs including utilities.				
LH 176 724	81 Pinehurst Dr. Mountain View 10-70	5-3 FR	50x150		"As Is" ALL CASH	6,000 (T)

COBB COUNTY

LH 197 622	1210 Little Acres Marietta 11-70	7-3 BV & FR	120x200 2-B	TERMS: $1500 down payment.	"Rep"	32,500 (L)

PAULDING COUNTY

LH 212 870	Route 2 Hwy 101 Temple	6½-3 FR	396x1334x406x58x763x156 x69x1336 Approx. 14.2 acres		OP "Rep"	20,500 (A) 20,900
	TERMS: $500.00 down payment Repair program posted in property.					

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Bldg.
Augusta, GA 30904.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA 30907.....(M)

CHARLES J. O'CONNOR REALTY COMPANY
108 Eighth Street
Augusta, GA 30902.....(O)

PM-GA

AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Dr. 11-69	6-3 FR	132x235x78x184x88	ALL CASH		$ 6,500 (O)
			No Repairs on utilities.			
SH 2539	1918 Gay Dr. 8-70	5-2 FR	75x100	OP "Rep"		9,500 (MR)
			Repair program posted in property.			
SH 6019	1915 Williams Dr. 3-71	5-3 BV & FR	75x100	"Rep"		11,900 (O) 12,400
			Repair program posted in property.			
LH 70 459	1811 Mavis St. 9-70	5-3 FR	70x100x56x30x140	"Rep"		9,400 (O)
LH 173 868	2409 Birdie Dr. 3-70	6-4 BV&FR	80x150 1½-B	"Rep"		19,750 (O)
			Central Air Conditioning.			
LH 175 249	315 East View Dr. 8-70	6-3 BV & FR		"Rep"		15,000 (O)
LH 177 758	1916 Moore Road 12-70	5½-3 FR	75x135	"Rep"		10,900 (MR)
LH 178 530	325 East View Ave. 1-71	5½-3 BV & FR	60x100 1½-B	"Rep"		15,200 (O)
			Repair program posted in property.			
LH 180 378	7 Pinetree Dr. Grovetown 6-70	5½-3 BV & FR	100x200 1½-B	"Rep"		15,500 (MR)
LH 180 386	1338 Glenn Ave. 4-71	8-4 FR 2-B	128x131x102x144	"Rep"		28,000 (MR) 28,750
			TERMS: $750.00 Down Payment			
			Repair program posted in property.			
LH 181 729	3305 Burton Ct. 3-71	6½-3 BV	43x139x149x81 1½-B	"Rep"		19,200 (O)
	Central Air Conditioning. Repair Program posted in property.					

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Page #2 AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 181 899	503 Dupont St. 5-70	4-2 FR	65x157x65x162	"Rep"	$10,900	(O)
LH 183 447	Cor. Hardy Rd. & VFW Rd. Grovetown 3-71	6½-4 BV & FR	75x150 1½-B Repair program posted in property.	"Rep"	17,300	(O)
LH 184 679	2116 Cadden Rd. 1-71	6-3 BV & FR	122x127x100 Repair program posted in property.	"Rep"	15,000 16,000	(O)
LH 185 112	1910 Meadow Lane 3-71	5-3 FR	110x140	OP "Rep"	12,500	(MR)
LH 186 257	Lottie Lane Grovetown 7-70	5½-3 BV&FR	100x200 1½-B	"Rep"	18,900	(MR)
LH 186 321	3106 Fir Ct. 2-71	6½-3 BV & FR	80x113x94x110 1½-B Central Air Conditioning Repair program posted in property.	"Rep"	18,900 19,700	(O)
LH 186 671	1982 Higdon St. 11-70	5½-3 FR	61x143x150x63	"Rep"	12,200	(O)
LH 189 772	2917 Whipporwill St. 4-71	6½-3 BV & FR	28x21x130x95x110 Repair program posted in property.	"Rep"	18,750	(MR)
LH 190 534	1625 Jonathan Dr. 1-71	5-3 BV & FR	70x116x75x144	"Rep"	15,100	(MR)
LH 191 338	1626 Jonathan Dr. 3-71	6-3 FR & Alum	70x130 Repair program posted in property.	"Rep"	16,000 16,500	(O)
LH 192 689	4045 Delray Ct. Martinez 3-71	7-3 BV&FR	70x120x115x150 1½-B Repair program posted in property. Central Air Conditioning.	"Rep"	18,700 19,200	(M)
LH 194 642	2920 Nighthawk Dr. 4-71	6-3 BV	90x130 1½-B Repair program posted in property.	"Rep"	19,500	(O)
LH 194 688	703 Aiken St. 2-71	5½-3 BV	67x100 1½-B	OP "Rep"	16,200	(O)
LH 195 358	2907 Belair Road Martinez 2-71	5½-3 BV&FR	100x197x110x187 1½-B Central Air Conditioning. Repair program posted in property.	"Rep"	18,500	(M)

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NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

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Page #3 AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 195 595	2534 Brookshire Road 2-70	6½-3 BV	85x120 2-B	"Rep"	$19,500 (MR)
LH 196 627	2715 Belair Road Martinez 4-71	6½-3 BV	105x174x105x175 1½-B	"Rep"	18,300 (MR) 19,300
			Repair program posted in property.		
LH 197 011	N/S Williams St. Grovetown 2-71	5½-3 FR & BV	95x150x146x111	"Rep"	15,500 (O)
			Repair program posted in property.		
LH 197 183	3020 Acorn Rd. 6-70	5½-3 FR	90x150	"Rep"	13,500 (O)
LH 197 556	2507 Yates Dr. 2-71	5½-3 FR	71x151x70x152	"Rep"	10,000 (O) 11,000
			Repair program posted in property.		
LH 197 838	2543 Blueberry Dr. 3-71	7½-4 BV	110x127x118x100 1½-B	OP "Rep"	20,300 (MR)
			Repair program posted in property. Central Air Conditioning.		
LH 198 069	1634 Jonathan Dr. 3-71	5-3 BV, FR & Alum	65x139x87x154	"Rep"	16,300 (O)
			Repair program posted in property.		
LH 198 132	1742 Kissingbower Rd. 3-71	6-2 & Fam. Room. FR	60x150	"Rep"	12,800 (O) 14,000
			Repair program posted in property.		
LH 198 224	1982 Piedmont St. 8-70	4-2 FR	28x48x150x35x149	"Rep"	11,400 (MR)
LH 198 236	554 E. Boykin Rd. 2-71	6-3 BV & FR	100x200 1½-B	"Rep"	17,950 (MR)
			Central Air Conditioning. Repair program posted in property.		
LH 200 123	2020 Bloomingdale St. 2-71	6-3 BV&FR	85x151 3-B	OP "Rep"	16,500 (O)
			Repair program posted in property.		
LH 200 489	2532 Shearton Dr. 3-71	4-2 FR	60x128	"Rep"	10,500 (O)
			Repair program posted in property.		
LH 200 558	3612 Meadowlark Dr. 4-71	6-3 BV 1½-B	36x43x130x90x130	"Rep"	18,500 (O) 19,000
			Central Air Conditioning. Repair program posted in property.		

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE May 27, 1971
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St. NE Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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Page #4 AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 200 597	2215 Boykin Road 11-70	5-3 BV & FR	100x200 1½-B Central Air Conditioning.	"Rep"	$17,900 (MR)
LH 200 629	1914 Colony Park Rd. 1-71	5-3 BV & FR	50x165x155x247 1½-B Repair program posted in property.	"Rep"	16,200 (O)
LH 200 838	2004 Highland Ave. 12-70	5½-3 BV	90x133x91x6x114	OP "Rep"	18,000 (MR)
LH 201 106	2422 Dexter Rd. 1-71	6-3 BV & FR	80x130 1½-B Central Air Conditioning.	"Rep"	20,900 (O)
LH 202 877	3309 Mundy Dr. 8-70	4½-2 FR & Alum	75x100	"Rep"	12,200 (MR)
LH 202 980	W/S Hardy Dr. Grovetown 3-71	5½-3 BV & FR	78x143x78x145 1½-B Repair program posted in property.	"Rep"	16,600 (MR) 16,900
LH 204 400	2223 Boykin Road 2-71	7-3 BV & FR	100x190 1½-B Repair program posted in property. Central Air Conditioning.	"Rep"	19,700 (O)
LH 209 782	Box 423 Wrightsboro Road 5-71	6-3 CB	100x200 Repair program posted in property.	"Rep"	10,900 (O) 12,200

VETERANS ADMINISTRATION

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JOSIAH & JOE FLOURNOY
3810 Buena Vista Rd.
Columbus, GA 31906.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis St.
Columbus, GA 31906.....(L)

PM-GA

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 4736	2629 Avalon Rd.	9-70	5-2 FR	50x180x50x190	OP "Rep"	$10,500	(F)
				Repair program posted in property.			
SH 6039	3320 Albert St.	4-71	5-2 BV	80x120	"Rep"	10,900 11,700	(L)
				Repair program posted in property.			
LH 127 970	4017 S. Linden Dr.	5-71	4-2 FR	75x140	"Rep"	8,500	(L)
				Repair program posted in property.			
LH 143 937	1111 Benning Dr.	3-71	5-3 FR	60x175	"Rep"	10,700	(F)
				Repair program posted in property.			
LH 154 910	50 Eddy Dr.	6-70	5-2 FR	103x170	"Rep"	9,500	(L)
LH 160 670	13 Patton Dr.	5-71	5-2 BV	42x27x150x70x149	"Rep"	9,200 10,800	(F)
				Repair program posted in property.			
LH 168 166	913 Sheridan Ave.	3-70	5-2 FR	50x150	"Rep"	11,200	(L)
LH 169 189	2905 Blan St.	4-71	5-2 BV	65x142.57	"Rep"	12,600	(F)
				Repair program posted in property.			
LH 169 671	3024 Dawson St.	11-70	5-2 FR	60x153	OP "Rep"	12,800	(F)
				TERMS: Financing limited to 25 years.			
LH 169 956	913 Brooks Rd.	4-71	5-2 FR	60x150	"Rep"	11,800	(F)
				Repair program posted in property.			
LH 176 362	925 Benning Dr.	2-71	5-2 FR	50x175	"Rep"	11,200	(F)
LH 183 288	11 Cantrell Dr.	10-69	5-2 FR	75x203	"Rep"	10,400	(L)
				TERMS: Financing limited to 25 years. Subject to foundation settlement.			

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Page #2

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 186 175	3130 Baker Circle	5-3 BV	60x154x60x155	"Rep"	$10,500 (F) 11,500
			Repair program posted in property.		
LH 188 890	3800 17th Ave. 2-71	7-3 FR	50x150 2-B	"Rep"	16,700 (F)
			Repair program posted in property.		
LH 191 231	770 Andrea Dr. 7-70	5-3 BV & FR	82x123	"Rep"	16,500 (L)
LH 192 007	2077 N. Andrews Rd. 10-70	5-2 FR	80x115	"Rep"	12,500 (L)
			TERMS: Financing limited to 25 years.		
LH 192 064	1338 Foye Ave. 3-70	6-2 BV	70x150	"Rep"	12,500 (L)
LH 193 122	3209 College Ave. 4-70	6-3 BV & FR	84x119 2-B	"Rep"	24,900 (L)
			Minimum down payment $500.00		
LH 193 524	1621 Buford Ave. 3-71	5-3 FR	70x140	OP "Rep"	10,700 (L)
			Repair program posted in property.		
LH 199 097	810 Harbison Dr. 12-70	6-2 BV & FR	70x138x60x150	OP "Rep"	12,500 (L)
LH 203 410	2424 Bond Ave. 3-71	5-2 BV & FR	60x150	"Rep"	12,500 (L)
			Repair program posted in property.		
LH 203 966	2331 Tucker Dr. 4-71	6-3 BV	100x135	OP "Rep"	22,300 (F) 23,000
			Repair program posted in property. TERMS: $500.00 down payment. Central Air Conditioning.		
LH 204 838	316 31st Ave. 1-71	5-2 BV & FR	57x148	"Rep"	11,500 (F)
LH 206 020	1065 Greenbrier Dr. 3-71	6-4 BV & FR	90x150x163x63 1½-B	"Rep" OP	19,300 (F)
			Repair program posted in property.		
LH 207 627	360 25th Ave. 1-71	6-3 FR	75x89x74x80	"Rep"	12,900 (L)
			Financing limited to 25 years.		

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COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 208 034	2225 Eighth St.	7-3	50x168	OP"Rep"	$16,700 (L)
		2-71	BV & FR 2-B		

CATAULA, GEORGIA - HARRIS COUNTY

LH 187 295	Route 1, Bon Acre Rd.	7-3	200x231x160x387x112x93		9,000 (F)
		4-71	FR	ALL CASH "As Is"	

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA .....(P)

PM-GA

SAVANNAH, GEORGIA - CHATHAM COUNTY

SH 4656	2106 Alaska St.	5-2 11-70	FR	50x100	OP "Rep"	$ 8,500 (K)
LH 205 517	71 Superior Ave.	5-2 5-71	FR	60x185x155x67	"Rep"	9,500 (K) 10,500
				Repair program posted in property.		
LH 206 846	42 Heathcote Cir.	5½-3 5-71	BV & CB	155x135	OP "Rep"	14,600 (P) 15,400
				Repair program posted in property.		
LH 209 087	1223 E. 36th St.	6-3 3-71	Asb. Shingles 2-B	52x100	"Rep"	16,500 (K)
				Repair program posted in property.		

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY COMPANY
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA

WARNER ROBINS, GEORGIA - HOUSTON COUNTY

SH 4981	500 Diggs Blvd. 3-71	5-2 FR	65x150	"Rep"	$ 8,500 (W)
			Repair program posted in property.		
LH 115 205	206 Arnold Blvd.	5-2 FR	65x143x72x140	"Rep"	8,000 (W)
			Repair program posted in property.		
LH 194 152	211 Carroll Dr. 4-71	5½-3 FR	75x125x80x97	"Rep"	10,300 (W)
			Repair program posted in property.		
LH 200 630	211 Debra Dr.	6-3 BV & FR	75x112x85x109 2-B	OP "Rep"	16,500 (R) 17,300
			Repair program posted in property. Central Air Conditioning TERMS: $200.00 down payment.		
LH 201 223	207 Debra Dr.	7-4 BV & FR	85x112x814x120 2-B	 "Rep"	16,200 (W) 16,600
			Repair program posted in property. Central Air Conditioning. TERMS: $200.00 down payment.		

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MISCELLANEOUS LISTING - GEORGIA

MILES INSURANCE & REALTY COMPANY
502 West Shotwell Street
Bainbridge, GA 31717

PM-GA

BAINBRIDGE

LH 171 939	1103 Broughton St. 7-70	5-2 FR	50x140	"Rep"	$6,500
			Financing limited to 25 years. Repair program posted in property.		
LH 176 540	107 Griffin St.	5-2 FR	100x280		8,900
				"Rep"	11,000
			Repair program posted in property.		

GEORGE R. GOSS REALTOR
240 E. Railroad St.
Elberton, GA 30635

ELBERTON

DV 5378	Rt. 6 New Ruckersville Rd. 6-70	5-3 Alum Siding 1½-B	400x302	"Rep"	14,500
			Repair program posted in property.		

THORNTON REALTY COMPANY
536 First Street
Macon, GA 31201

MACON

LH 143 062	2894 Walmar Dr. 9-70	5½-3 BV	87x124x112x120	"Rep"	12,000
LH 191 105	224 Decatur Ave. 4-71	5½-3 FR	90x225		9,000
				"Rep"	9,900
			Repair program posted in property.		
LH 197 016	4181 Villa Ave. 5-71	5½-3 FR	60x200		9,500
					10,500
			Repair program posted in property.		

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MISCELLANEOUS LISTING - GEORGIA

DELOACH INSURANCE AGENCY
P.O. Box 7
Claxton, GA

PEMBROKE

DV 5608	Rt. #2, US Hwy 280 2-71	5-2 FR	76x136		$ 6,800 7,500

"Rep"

Repair program posted in property.

SHIFLETT REALTY COMPANY
224½ Main Street
Cedartown, GA 30125

ROCKMART

DL 153 827	Rt. #3, Peachtree Rd. 2-71	5-2 FR	75x125x150x10.25	"Rep"	5,000

Repair program posted in property.

HARVEY-GIVEN COMPANY
Sixth Avenue Building
Rome, GA 30161

ROME

LH 152 662	132 Williamson St.	5-3 FR	70x150 2-B	OP "Rep"	11,750 13,000

Repair program posted in property.

ASTIN REALTY COMPANY
318 E. Gordon Ave.
Rossville, GA 30741

ROSSVILLE

LH 169 209	59 Glade Rd. Ft. Oglethorpe	6-3 BV	127x80x125x80 1½-B	OP	16,500
LH 171 584	1 Mary Lane 4-70	4-2 FR	55x175x50x201	"Rep"	5,500 6,500

Repair program posted in property.
Financing limited to 25 years.

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MISCELLANEOUS LISTING - GEORGIA

HOME FARM REALTY COMPANY
16 Main Street
Manchester, GA 31816

SHILOH

LH 193 594	Rt. #1, Hidden State Hwy 16	Acres 7-4 FR	590x29x321x645x351 2-B	"Rep"	$24,800 25,400

TERMS: $1,500 down payment.
Repair program posted in property.

PERRY REALTY COMPANY
313 E. Liberty Street
Savannah, GA 31401

STATESBORO

SH 3753	310 Denmark St. 3-70	5-2 FR	60x120	"Rep"	7,950

HINESVILLE

LH 183 141	Deal Street 4-71	6-3 FR & BV	138x105x55x94x70	"Rep"	15,800

Central Air Conditioning.
Repair program posted in property.

WATSON & KNOX
Knox Bldg.
Thomson, GA 30824

THOMSON

LH 183 137	829 Mobley St.	6-3 BV	70x140		13,500
				"Rep"	14,900

Repair program posted in property.

LH 196 181	809 Mobley St. 11-70	6-4 BV	246x125x177x50	OP	14,300
				"Rep"	14,900

Repair program posted in property.

HARLEM

LH 197 192	180 Evelyn St. 1-71	5½-3 FR	100x171		9,500
				"Rep"	10,500

Repair program posted in property.

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MISCELLANEOUS LISTING - GEORGIA

WEBB & SIMS
Golden Building
Tifton, GA 31794

PM-GA

TIFTON

LH 182 343	605 Sunset Drive	6-3	100x100	OP	13,900
	1-71	BV & FR		"Rep"	14,200

Repair program posted in property.

PARKER REALTY INC.
513 Gloucester St.
Brunswick, GA 31520

BRUNSWICK

SH 5760	239 Cornwall St.	5-3	65x130		13,500
	3-71	CB		OP "Rep"	14,200

Repair program posted in property.

1. ~~HB~~
2. ~~TG~~
3 Files

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 6-23-71
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street, N.E. Atlanta, Georgia 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. [redacted]. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

1. VA makes no warranties, expressed or implied, with respect to property sold whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum- aluminum; Conc. Blk- concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" and the VA has title, the buyer may, after VA approval, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and exectued VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, dryers, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

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DUNCAN REALTY COMPANY
505 GA Life Bldg., 66 Luckie St., NW.
Atlanta, GA.....(D)

A. D. LITTLE AGENCY
19 Atlanta Street
Marietta, GA.....(L)

McCORD & REEVES, INC.
3238 Stewart Avenue
Hapeville, GA.....(M)

W. M. GREENWOOD REALTOR
309 East Church Street
Douglasville, GA 30134.....(G)

PM-GA — FULTON COUNTY

LH 138 094	2965 Cambridge Dr. SW.		6-3	70x178x	"As Is"	$16,300 (M)
	Atlanta		BV&FR	128x178	"Rep"	17,500
		Repair program posted in property.				
LH 166 913	1435 Allegheny St. SW.		7-3	50x150	"Rep" OP	17,200 (M)
	Atlanta	1-70	BV&FR			
		Minimum down payment $500.00				
LH 173 314	28 Johnson Road., NW.		10-4	60x150	"Rep"	11,500 (D)
	Atlanta	4-70	FR. 2B			
		Basement area has terrace apartment.				
		Repair program posted in property.				
LH 179 512	227 Taft St., SW.		6½-3	55x100	"As Is" OP	15,500 (M)
	Atlanta	5-70	BV&FR		"Rep"	16,500
		Repair program posted in property.				
LH 182 776	1751 Thomasville Dr., SE.		5-3	75x130x	"As Is" OP	12,100 (D)
	Atlanta		BV&FR.	60x132	"Rep"	12,600
		Repair program posted in property.				

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Page #2		FULTON COUNTY			
LH 185 837	1740 Westwood Ave.,SW.	6-3	50x201x	OP "As Is"	$18,500 (M)
	Atlanta	BV&FR 1½B	50x200	"Rep"	19,600
		Repair program posted in property.			
LH 190 095	58 Raymond St.,SW.	6-2	95x40	"Rep"	10,200 (M)
	Atlanta 5-70	FR			
		Repair program posted in property.			
LH 197 292	351 Grant Park PL.,SE.	7-4	40x100	"As Is" OP	12,200 (D)
	Atlanta	FR		"Rep"	13,400
		Repair program posted in property.			
		DEKALB COUNTY			
SH 5525	2084 Dunwoody St.,NE.	7-2	51x144x	"As Is"	13,250 (D)
	Atlanta 6-70	BV&FR	60x144	"Rep"	15,000
		Repair program posted in property.			
LH 135 128	1126 Wimberly St.,NE.	6-3	70x160	"Rep" OP	11,000 (D)
	Atlanta 10-69	FR			
LH 131 668	3705 Glenwood Rd.	7-4	90x135x	OP "As Is"	17,000 (D)
	Decatur	BV&FR 2B	105x135	"Rep"	18,200
		TERMS: Minimum Down Payment $500.00.			
		Repair program posted in property.			
LH 155 572	29 Roseclair Dr.,SE.	5-2	63x125x43x	"As Is" OP	12,500 (D)
	Atlanta 2-70	FR	65x20x59	"Rep"	13,500
		Repair program posted in property.			
LH 163 280	1581 Boulderwood DR. SE.	8-4	100x190	"Rep" OP	29,500 (D)
	Atlanta 1-70	BV 2B	x80x189		
		TERMS: Minimum Down Payment $1,500.			
		Repair program posted in property.			
LH 169 288	195 Melrich Ave.,NE.	4-2	50x125	"Rep"	12,000 (D)
	Atlanta 10-69	FR.			
LH 174 012	216 Fourth Avenue	5-3	50x190	"Rep"	12,750 (D)
	Decatur 12-69	FR			

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Page # 3		DEKALB COUNTY			
LH 179 742	517 Rosemont Dr., SE.	6-3	71x175	"As Is" OP	$15,750 (D)
	Atlanta 7-70	BV&FR		"Rep"	17,000
		Repair program posted in property.			
LH 185 489	361 Greenwood Ave.	7-3	60x155	"As Is"	13,500 (D)
	Decatur	BV		"Rep"	14,900
		Repair program posted in property.			
LH 186 139	1215 Fayetteville Rd.SE.	6-2	202x95x	"As Is" OP	17,250 (D)
	Atlanta	BV&FR.	168x80	"Rep"	18,000
		Repair program posted in property.			
LH 188 308	65 Howard St., SE.	6-3	49x150x	"As Is" OP	14,000 (D)
	Atlanta	BV&FR	40x150	"Rep"	15,000
		Repair program posted in property.			
LH 186 109	3091 Alston Dr., SE.	5-2	100x200	"Rep"	10,400 (D)
	Atlanta 12.69	FR.			
LH 195 502	3570 Orchard Cir.	5-2	65x171	"As Is" OP	13,300 (D)
	Decatur	FR		"Rep"	14,200
		Repair program posted in property.			
LH 199 494	852 Brownwood Ave.,SE.	6-3	115x95	"As Is"	16,200 (D)
	Atlanta 6-70	BV&FR	x120x95	"Rep"	17,000
		Repair program posted in property.			
		NO PROPERTIES AVAILABLE IN CLAYTON COUNTY			
		COBB COUNTY			
LH 201 300	1092 Brook Avenue	5½-3	85x160x	"As Is"	22,800 (L)
		1½B BV&FR	85x154	"Rep"	23,300
		Repair program posted in property.			
		Minimum down payment $750.00			

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Building
Augusta, GA.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA.....(M)

CHARLES J. O'CONNOR REALTY CO.
108 Eighth Street
Augusta, GA.....(O)

PM-GA — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1120	905 Flythe Drive	6-3	132x235x	(ALL CASH)	$ 7,500 (O)
	11-69	FR	78x184x88		
	No repairs on utilities				
SH 2679	N/S Bell Avenue	6-4	93x180	"Rep"	11,900 (MR)
	Hephzibah 4-70	FR 1½B			
	Repair program posted in property.				
SH 3962	1845 Watkins St.	5-3	42x160	"Rep"	10,500 (MR)
	12-69	FR			
LH 145 503	1733 Walker St.	5-3	28x161x30		7,500 (MR)
		FR	x162	"Rep"	8,250
	Repair program posted in property.				
	Financing limited to 20 years.				
LH 162 057	2064 Morning Drive	5½-3	150x107x150	"Rep"	15,600 (MR)
	5-70	BV&FR.	x109		
	1½B	Repair program posted in property.			
LH 164 553	619 Beauford Ave.	5½-3	65x110	"Rep"	14,800 (O)
	2-70	BV&FR	1½B		
	Repair program posted in property.				
LH 167 417	2458 Young Dr.	5½-3	70x177x50	"Rep"	12,500 (O)
	4-70	FR.	x194		
	Repair program posted in property.				

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Page #2 — AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 173 868	2409 Birdie Drive 3-70	6-4 BV&FR 1½B	80x150	"Rep"	$19,750 (O)
	Central A/C TERMS: $500.00 Down Payment. Repair program posted in property.				
LH 179 001	2014 Highland Ave.	6-3 BV&FR	80x200	 "Rep"	16,200 (O) 17,000
	Repair program posted in property.				
LH 180 378	7 Pinetree Drive Grovetown 6-70	5½-3 BV&FR 1½B	100x200	"Rep"	15,500 (MR)
	Repair program posted in property.				
LH 181 899	503 Dupont St. 5-70	4-2 FR	65x157x65 x162	"Rep"	10,900 (O)
	Repair program posted in property.				
LH 186 257	Lottie Lane Grovetown 7-70	5½-3 BV&FR 1½B	100x200	"Rep"	18,900 (MR)
	Repair program posted in property. Minimum down payment $500.00.				
LH 188 730	1812 Dawn Street	5½-3 BV&FR. 1½B	79x125	 "Rep"	16,800 (O) 17,500
	Repair program posted in property. Minimum down payment $500.00.				
LH 189 539	1809 Dawn Street	6-3 BV&FR 1½B	90x125	 "Rep"	16,200 (MR) 16,900
	Repair program posted in property.				
LH 190 085	2436 Lenox Rd. 1-70	6-3 BV	89x127x57 x122	"Rep"	16,950 (O)
	TERMS: Minimum down payment $500.00.				

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Page #3	AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES				
LH 190 178	1923 Pinehaven Rd. 12-69	6-3 BV&FR	100x300	"Rep"	$17,600 (O)
	Minimum down payment $500.00.				
LH 191 296	2608 Meadowbrook Dr. 7-70	5½-3 BV&FR. 2B	90x120	"Rep"	17,500 (MR) 18,200
	Repair program posted in property. Minimum down payment $500.00.				
LH 192 734	3103 Bell Drive	6-3 FR	75x132 x75x135	"Rep"	13,350 (MR) 14,200
	Repair program posted in property.				
LH 193 953	3165 Truxton Ct. 6-70	6½-3 BV 1½B	40x131x150 x42x164	"Rep"	19,900 (MR)
	Repair program posted in property Minimum down payment $500.00.				
LH 192 683	197 Oakdale Dr. Martinez 6-70	5½-3 BV 2B	85x150	OP "Rep"	18,000 (M) 18,500
	Minimum down payment $500.00 Repair program posted in property.				
LH 195 595	2535 Brookshire Rd. 2-70	6½-3 BV 2B	85x120	"Rep"	19,500 (MR)
	TERMS: Minimum down payment $500.00.				
LH 197 183	3020 Acorn Rd. 6-70	5½-3 FR.	90x150	"Rep"	14,000 (O)
	Repair program posted in property.				
LH 197 579	2013 Lazenby Dr. 6-70	5½-2 FR	117x121x 146x59x41x18	"Rep"	12,500 (O)
	Repair program posted in property.				

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Page #4		AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES			
LH 198 225	2340 Woodbine Rd. 6-70	6-3 BV&FR	85x142x60 x200x134	"Rep"	$18,750 (MR)
		TERMS: $500.00 down payment			
		Repair program posted in property.			
LH 198 904	2 School Dr. Grovetown 7-70	5-3 BV&FR 1½B	80x170	"Rep"	16,000 (MR) 16,300
		Repair program posted in property.			
LH 195 445	2523 Reese Ave.	4-2 FR	85x127	"Rep"	8,500 (O) 9,500
		Repair program posted in property.			

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JOSIAH & JOE FLOURNOY COMPANY
3131 Macon Road
Columbus, GA.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis Street
Columbus, GA.....(L)

COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 115 259	2860 Doyle Avenue	4-2	60x143	"Rep"	$ 9,000 (L)
	6-70	FR& Alum Siding			
	Repair program posted in property				
LH 153 234	2949 Gleason Avenue	5-3	60x143	"Rep"	11,000 (F)
	3-69	FR			
LH 154 910	50 Eddy Drive	5-2	103x170		9,000 (L)
	6-70	FR.		"Rep"	10,000
	Repair program posted in property.				
LH 168 166	913 Sheridan Avenue	5-2	50x150	"Rep"	11,200 (L)
	3-70	FR.			
	Repair program posted in property.				
LH 168 791	1367 Sandusky Court	6-3	216x39x123	"Rep"	18,800 (F)
	6-70	BV&FR 1½B	x143x22x165		
	Minimum Down Payment $500.00.				
	Repair program posted in property.				
LH 169 529	856 Barkley Way	6-4	89x144x OP	"Rep"	17,750 (F)
	4-70	BV&FR	38x150		
LH 183 288	11 Cantrell Drive	5-2	75x203	"Rep"	10,400 (L)
	10-69	FR			
	Financing limited to 25 years.				

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Page #2	COLUMBUS, GEORGIA MUSCOGEE COUNTY				
LH 193 122	3209 College Avenue	6-3	84x119	"Rep"	$25,500 (L)
	4-70	BV&FR 2B			
	Minimum down payment $750.00.				
	Repair program posted in property.				
LH 196 802	5941 Reed Avenue	5-3	75x165	"Rep"	20,500 (L)
	7-70	BV&FR 2B			
	Minimum down payment $500.00.				
	Repair program posted in property.				

5

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VETERANS ADMINISTRATION

SALES LISTING (MULTIPLE)

DATE: July 23, 1970

FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office.
730 Peachtree St., NE.
Atlanta, GA

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER

TELEPHONE NO.: 526-3474

The Veterans Administration offers for sale the following properties. Minimum terms: $200 % down, balance payable monthly at 8½ % for terms up to 30 years dependent on age, condition and other factors. Preference will be given to offers providing for largest cash payment and shortest term of repayment. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. This listing cancels all previous listings. All listings are subject to VA acquiring title.

PM NO.	ADDRESS	IMPROVEMENTS	LOT SIZE	TAXES	PRICE

KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA — SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 147 891	2301 Pinetree Rd.	6-3	75x120	"As Is"	$13,300 (P)
		FR.		"Rep"	15,400

Repair program posted in property.

LH 200 087	3 Sarah Court	6-3	80x140x20	"As Is"	18,750 (K)
	6-70	BV&FR	x70x60	"Rep"	19,500
		2B			

Minimum down payment $500.00.
Repair program posted in property.

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SALES LISTING (MULTIPLE)

DATE: July 23, 1970

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730 Peachtree St., NE.
Atlanta, GA 30308

NAME OF LOAN GUARANTY OFFICER: J. J. SUMMERFORD

NAME OF CHIEF, PROPERTY MANAGEMENT SECTION: W. A. WALKER,

TELEPHONE NO.: 526-3474

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA.....(R)

WILHITE REALTY CO
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA — WARNER ROBINS, GEORGIA - HOUSTON COUNTY

LH 79 095	224 Frances St. 9-69	5-3 FR.	75x175	OP "Rep"	$11,200 (R)
LH 92 459	135 Frances St. 11-69	5-3 FR.	85x140	"Rep"	10,500 (R)
LH 114 518	128 Vinson Dr. 6-70	5-2 FR.	65x150	"Rep"	7,000 (W) 8,000
		Repair program posted in property.			
LH 133 861	212 Palomino Lane 5-70	5½-3 BV&FR. 1½B	75x130	"Rep"	14,900 (W)
		Minimum down payment $200.00. Repair program posted in property.			
LH 135 242	709 McArthur Blvd. 8-69	5-2 FR.	65x123	"Rep"	8,300 (R)
LH 138 172	211 Willow Avenue 4-70	5½-3 BV 1½B	95x132	"Rep"	13,350 (W) 14,250
		Minimum down payment $200.00. Repair program posted in property.			
LH 142 998	207 Ruzzelle St. 4-70	6-3 BV&FR	65x145	"Rep"	9,000 (W) 9,950
		Repair program posted in property.			

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Page #2		WARNER ROBINS - HOUSTON COUNTY			
LH 164 504	111 Williams St.	6-3	75x178x		$14,000 (R)
	5-70	BV&FR	75x110	"Rep"	14,750
	TERMS: $200.00 down payment.				
	Repair program posted in property.				
LH 182 839	210 Windsor Dr.	8-4	80x120	OP "Rep"	22,500 (R)
	12-69	BV 2B			
	TERMS: Minimum down payment $500.00.				
LH 194 926	718 McArthur Blvd.	5-2	65x110	OP "Rep"	9,000 (W)
	2-70	FR			
	Repair program posted in property.				
LH 195 151	213 Crescent Dr.	5½-3	150x186x		9,500 (W)
	5-70	FR	149x65	"Rep"	10,500
	Repair program posted in property.				
SH 5398	205 Diggs Blvd.	5-2	70x137		8,000 (W)
	5-70	FR	60x158	"Rep"	8,800
	Repair program posted in property.				

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MISCELLANEOUS LISTING - GEORGIA

MILES INSURANCE & REALTY COMPANY
502 W. Shotwell Street
Bainbridge, GA 31717

PM-GA

BAINBRIDGE

LH 174 199	1606 E. Broughton St.	5-3	65x175	"Rep"	$10,500
	8-69	FR.			

PARKER REALTY COMPANY
Parker Building
Brunswick, GA 31521

BRUNSWICK

LH 182 950	415 Albany St.	6-3	45x139	"Rep"	11,500
	6-70	FR.			

Repair program posted in property.

GEORGE B. GOSS, REALTOR
11 Thomas Street
Elberton, GA 30635

ELBERTON

LH 194 509	Route 3, Ga. Hwy 82	6-3	307x646x		14,300
	1-70	C/B	458x498		15,800
			Approx. 4 acres		

Repair program posted in property.

BUDDY COLEY AGENCY
223 Commerce Street
Hawkinsville, GA

HAWKINSVILLE

LH 181 051	Arbor Lane	5-3	80x125	"Rep"	11,000
	6-69	FR. 1½B			

5

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Page # 2

MISCELLANEOUS LISTING - GEORGIA

THORNTON REALTY COMPANY
536 First Street
Macon, GA 31201

MACON

SH 5326	3403 Tamplin Terrace	6-3	77x36x68x		$10,500
		4-70 BV&FR.	100x95	"Rep"	11,500
		Repair program posted in property.			
LH 143 062	2894 Walmar Dr.	5½-3	87x124x		11,000
		BV	112x120	"Rep"	12,000
LH 144 025	2824 Walmar Dr.	5½-3	70x112	"Rep"	12,000
		5-70 BV			
LH 162 688	2429 Dapleton Dr.	7-3	70x123x OP	"Rep"	16,900
		2-70 FR& ALUM 2 B	135x158		
		Repair program posted in property.			

DUNCAN REALTY COMPANY
204 Spring Street
Rossville, GA

ROSSVILLE

LH 171 584	1 Mary Lane	4-2	55x175x		5,500
		4-70 FR	50x201	"Rep"	6,500
		Repair program posted in property.			
		Financing limited to 25 years.			

HARVEY-GIVEN COMPANY
Sixth Avenue Building
Rome, GA

SHANNON

LH 190 482	680 Avenue "F" East Shannon	5-3	173x133x		15,000
		BV&FR 1½B	128x244x174	"Rep"	15,500
		Repair program posted in property.			

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Page #3

MISCELLANEOUS LISTING - GEORGIA

PERRY REALTY COMPANY
313 E. Liberty St.
Savannah, GA

STATESBORO

SH 3753	310 Denmark St.	5-2 3-70 FR	60x120	OP "Rep"	$ 9,000

EMORY BASS COMPANY REALTORS
509 N. Patterson Street
Valdosta, GA 31601.....(B)

H. B. HURLEY, REALTOR
115 East Adair Street
Valdosta, GA 31601.....(H)

VALDOSTA

LH 154 947	Rt. 4	6-3 7-70 Blk & Fr.	150x200	OP "Rep"	12,000 (H)
LH 173 813	619 N. Troupe St.	7-3 5-70 BV 2B	60x125	"Rep"	20,500 (H)

Repair program posted in property.

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VETERANS ADMINISTRATION
REGIONAL OFFICE
730 Peachtree Street, N. E.
Atlanta, Georgia 30308
OFFICIAL BUSINESS

Postage and Fees Paid
U. S. Veterans Administration

HOUSING&PLANNING PROJECT
SOUTHERN REG COUNCIL
5 FORSYTH ST
ATLANTA GA 30303

Aug 21 75

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE 6-24-71
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St., NE. Atlanta, GA. 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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1. VA makes no warranties, expressed or implied, with respect to property sold, whether in its "As Is" or "Repaired" condition.

2. Prices quoted are for properties in their "As Is" condition, unless indicated as "Repaired" - Rep.

3. All lot dimensions are more or less to the nearest foot. All properties have one bath (1) unless otherwise indicated. Numbers shown indicate total rooms and number of bedrooms. Numerals under the property address indicate date VA acquired title.

4. Frame designation - Fr. includes wood, asbestos siding and shingles; BV-brick veneer; Alum - aluminum; Conc. Blk - concrete block, Offers Pending - OP.

5. Monthly payments will include deposit for payment of taxes and insurance, closing cost will include the payment of first year's hazard insurance premium, proration of taxes, deposit to tax and insurance escrow account, interest adjustment, recording fees. Be sure to fully inform your prospective purchaser regarding the total loan payment and all other pertinent information.

6. When properties are purchased "As Is" <u>and the VA has title</u>, the buyer may, <u>after VA approval</u>, be permitted to occupy the premises on a month-to-month rental basis until the sale can be closed. A formal rental contract must be approved by VA in all cases before occupancy. The amount of the monthly rental may be computed by multiplying the selling price by eight tenths (.8%) of one percent rounded to the nearest $5.00. No utility service will be furnished by the VA.

7. Be sure to inform your prospective buyers that offers are subject to credit acceptability, VA list price, downpayment required, etc. Verbal offers or offers not supported by a properly completed and executed VA Form 26-6705 and earnest money deposited with the selling broker will not be acceptable for consideration.

8. Standing equipment such as stoves, refrigerators, dishwashers, washing machines, drying, air-conditioners, etc., are not warranted by the VA.

9. You may sell to non-veterans as well as veterans. Terms of sale are shown on attached lists.

10. Arrangements for keys may be made at the office of our Management Brokers.

VETERANS ADMINISTRATION **SALES LISTING (MULTIPLE)**	DATE June 24, 1971
FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St. NE Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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ARROWHEAD PROPERTIES
PO Box 888
Mableton, GA 30059.....(A)

CALLOWAY REALTY
193 Auburn Ave., NE
Atlanta, GA 30303.....(C)

DUNCAN REALTY COMPANY
333 Candler Bldg.
Atlanta, GA 30303.....(D)

W. M. GREENWOOD
309 East Church St.
Douglasville, GA 30134.....(G)

A. D. LITTLE AGENCY
19 Atlanta St.
Marietta, GA 30060.....(L)

MCCORD & REEVES, INC.
3238 Stewart Ave.
Hapeville, GA 30354.....(M)

TRI-CITY REALTY & MORTGAGE CO.
3270 Main Street
College Park, GA 30022.....(T)

PM-GA FULTON, DEKALB, CLAYTON, COBB, DOUGLAS & GWINNETT COUNTIES

FULTON

LH 163 724	1207 2nd St. NW Atlanta 2-71	5-2 FR	111x80x160x87	ALL CASH	$ 5,500	(A)
			No repairs of any nature which includes utilities.			
LH 178 229	355 Inman St. SW Atlanta 3-71	5-3 FR	50x193	OP Rep.	10,700 12,500	(M)
			Repair program posted in property.			
LH 179 512	227 Taft St. SW Atlanta 5-70	6½-3 BV & FR	55x100	OP Rep.	15,500 16,500	(M)
LH 184 711	2367 Summit Ave., NW Atlanta 3-71	7-3 FR	67x170x46x151	Rep.	7,800 9,000	(D)
			Repair program posted in property.			
LH 186 885	1080 Wedgewood Dr. NW Atlanta 5-71	6-3 FR	50x140	Rep.	7,100 9,000	(M)
			Repair program posted in property.			

VETERANS ADMINISTRATION

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Page #2

FULTON COUNTY

LH 193 680	2022 Venetian Dr. SW Atlanta	7-3 FR & CB $500.00 down payment. Repair program posted in property.	90x263x80x266	Rep.	$19,000 (T) 20,000
LH 194 324	2161 Beecher Cir. SW Atlanta 5-71	6-2& Fam. Room $500.00 down payment. Repair program posted in property.	80x250 BV	Rep.	20,200 (T) 20,900
LH 194 546	2240 Beecher Rd. SW Atlanta 1-71	6-3 BV & FR 2-B TERMS: $700.00 down payment. Repair program posted in property.	80x249x80x252	OP Rep.	23,500 (M) 24,700
LH 202 943	2945 Shelly Dr. SW Atlanta 3-71	6-3 BV & FR 2-B TERMS: $1500.00 down payment. Repair program posted in property.	100x180	OP Rep.	29,900 (T)
LH 204 607	916 Lawton St. SW Atlanta 2-71	5-3 FR Repair program posted in property.	57x119x42x92	OP Rep.	15,000 (M)

DEKALB COUNTY

LH 171 723	207 Lansdowne Ave. Decatur 4-71	6-2 FR Repair program posted in property.	50x195x55x207	OP Rep.	10,750 (D) 12,300
LH 175 771	2711 Arbor Ave., NE Atlanta 4-71	6-3 FR 2-B Repair program posted in property.	60x209x27x50x153x50x66 x209	OP Rep.	14,200 (D)
LH 176 547	219 Second Ave. Decatur 6-70	8-5 FR	60x166 2-B	ALL CASH	10,000 (D)
LH 177 436	2275 Sutton St. SE Atlanta 3-71	6-3 FR Repair program posted in property.	50x150 2-B	Rep.	10,500 (C) 12,900
LH 178 122	112 East Pharr Road Decatur 5-71	8-4 BV Repair program posted in property.	60x175	Rep.	15,200 (D) 16,700
LH 186 109	3091 Alston Dr. SE Atlanta 12-69	5-2 FR No repairs to be made which includes utilities.	100x200	ALL CASH	7,000 (D)

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DEKALB COUNTY

LH 186 158	32 Fifth Ave. NE Atlanta 12-70	5-2 FR & Alum.	100x190	OP Rep.	$13,500 (D) 14,750
		Repair program posted in property.			
LH 188 977	43 Rogers Street SE Atlanta 8-70	9-4 FR	56x156 2-B	Rep.	14,000 (D)
		Repair program posted in property.			
LH 198 737	2345 Hillside Ave. Decatur	6-3 FR	65x200	OP Rep.	14,200 (D) 15,500
		Repair program posted in property.			
LH 205 085	2970 Toney Dr. Decatur 5-71	8-4 BV & FR	75x150 2-B	OP	26,500 (D)
		$1000.00 down payment.			
LH 206 361	1427 Dennis Dr. Decatur 5-71	6-3 BV & FR	80x140 1½-B	Rep.	17,600 (D) 18,900
		$500.00 down payment. Repair program posted in property.			

CLAYTON COUNTY

LH 147 397	234 Pinehurst Dr. Mountain View 11-70	11-6 FR	50x150 3-B		14,100 (T)
		To be sold "As Is." No repairs including utilities.			
LH 176 724	81 Pinehurst Dr. Mountain View 10-70	5-3 FR	50x150	As Is ALL CASH	6,000 (T)

COBB COUNTY

LH 186 099	140 Belmont Ave. Smyrna	6-3 FR	69x250 OP	Rep.	13,500.(A) 15,000
		Repair program posted in property.			
LH 197 622	1210 Little Acres Marietta 11-70	7-3 BV & FR	120x200 2-B	Rep.	32,500 (L)
		Terms: $1500 down payment.			
LH 209 381	3041 Mary Dr. NE Marietta	6-3 BV & FR	125x174x225x188 2-B	OP Rep.	25,000 (L) 25,400
		$750.00 down payment. Repair program posted in property.			

GWINNETT COUNTY

LH 208 543	Pineview Circle Duluth 5-71	7-3 BV & FR	150x135x150x134 2-B	Rep.	25,700 (D) 27,000
		$500.00 down payment. Repair program posted in property.			

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FROM: Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree Street NE Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

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MAGUIRE REALTY COMPANY
Room 620 Southern Finance Bldg.
Augusta, GA 30904.....(MR)

MARTINEZ REALTY COMPANY
Washington Road
Martinez, GA 30907.....(M)

CHARLES J. O'CONNOR REALTY COMPANY
108 Eighth Street
Augusta, GA 30902.....(O)

PM-GA

AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

SH 1446	3124 Collier Rd.	5-3	75x108			$ 8,500 (MR)
	4-71	FR			Rep.	10,300
		Repair program posted in property.				
SH 6019	1915 Williams Dr.	5-3	75x100			
	3-71	BV & FR			Rep.	12,400 (O)
		Repair program posted in property.				
LH 70 459	1811 Mavis St.	5-3	70x100x56x30x140		Rep.	9,400 (O)
	9-70	FR				
LH 139 527	3040 Acorn Rd.	4-2	75x140			10,000 (MR)
	6-71	FR			Rep.	10,500
		Repair program posted in property.				
LH 154 001	2112 Rosier Rd.	5½-3	80x125			17,000 (MR)
	5-71	BV			Rep.	17,500
		Repair program posted in property.				
LH 165 401	1790 Dunaway Court	7-3	80x151x101x136			19,400 (MR)
	5-71	BV & FR	1½-B		Rep.	20,300
		Repair program posted in property.				
LH 175 920	1917 Elizabeth Dr.	6½-3	100x200			12,500 (MR)
		FR			Rep.	13,700
		Repair program posted in property.				
LH 173 868	2409 Birdie Dr.	6-4	80x150		Rep.	19,750 (O)
	3-70	BV & FR	1½-B			
		Central Air-Conditioning.				
LH 177 758	1916 Moore Rd.	5½-3	75x135		Rep OP	10,900 (MR)
	12-70	FR				
LH 180 378	7 Pinetree Dr.	5½-3	100x200		Rep.	15,000 (MR)
	Grovetown 6-70	BV & FR	1½-B			

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Page #2 AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 180 386	1338 Glenn Ave. 4-71	8-4 FR	128x131x102x144 2-B	Rep.	$28,000 (MR) 28,750
		TERMS: $750.00 down payment. Repair program posted in property.			
LH 181 729	3305 Burton Ct. 3-71	6½-3 BV	43x139x149x81 1½-B	Rep.	19,200 (O)
		Central Air Conditioning. Repair program posted in property.			
LH 181 899	503 Dupont St. 5-70	4-2 FR	65x157x65x162	Rep.	10,900 (O)
LH 183 447	Cor. Hardy Rd. & VFW Rd. Grovetown 3-71	6½-4 BV & FR	75x150 1½-B	Rep.	17,300 (O)
		Repair program posted in property.			
LH 184 679	2116 Cadden Rd. 1-71	6-3 BV & FR	122x127x100	Rep.	15,000 (O) 16,000
		Repair program posted in property.			
LH 186 321	3106 Fir Ct. 2-71	6½-3 BV & FR	80x113x94x110 1½-B	OP Rep.	19,700 (O)
		Central air-conditioning Repair program posted in property.			
LH 189 772	2917 Whippoorwill St. 4-71	6½-3 BV & FR	28x21x130x95x110	Rep.	18,750 (MR)
		Repair program posted in property.			
LH 190 534	1625 Jonathan Dr. 1-71	5-3 BV & FR	70x116x75x144	Rep.	15,100 (MR)
LH 191 338	1626 Jonathan Dr. 3-71	6-3 FR & Alum	70x130	Rep.	16,500 (O)
		Repair program posted in property.			
LH 192 130	2011 Virginia Ave. 5-71	5½-3 FR	65x150x49x110	Rep.	10,200 (O) 11,200
		Repair program posted in property.			
LH 192 689	4045 Delray Ct. Martinez 3-71	7-3 BV & FR	70x120x115x150 1½-B	OP Rep.	19,200 (M)
		Repair program posted in property. Central air-conditioning.			
LH 194 642	2920 Nighthawk Dr. 4-71	6-3 BV	90x130 1½-B	Rep.	19,500 (O)
		Repair program posted in property.			

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LH 194 688	703 Aiken St. 2-71	5½-3 BV	67x100 1½-B	OP Rep.	$16,200 (O)
LH 195 358	2907 Belair Rd. Martinez 2-71	5½-3 BV & FR Central air-conditioning. Repair program posted in property.	100x197x110x187 1½-B	Rep.	18,500 (M)
LH 195 595	2534 Brookshire Rd. 2-70	6½-3 BV	85x120 2-B	Rep.	19,500 (MR)
LH 196 610	4012 Prescott Dr. Martinez 5-71	5½-3 BV & FR Repair program posted in property.	113x267x52x255 1½-B	Rep.	17,500 (M) 18,200
LH 196 627	2715 Belair Rd. Martinez 4-71	6½-3 BV Repair program posted in property.	105x174x105x175 1½-B	Rep.	19,300 (M)
LH 197 011	N/S Williams St. Grovetown 2-71	5½-3 FR & BV Repair program posted in property.	95x150x146x111	Rep.	15,500 (O)
LH 197 183	3020 Acorn Rd. 6-70	5½-3 FR	90x150	Rep. OP	13,500 (O)
LH 197 556	2507 Yates Dr. 2-71	5½-3 FR Repair program posted in property.	71x151x70x152	Rep.	11,000 (O)
LH 198 069	1634 Jonathan Dr. 3-71	5-3 BV, FR & Alum. Repair program posted in property.	65x139x87x154	Rep.	16,300 (O)
LH 198 132	1742 Kissingbower Rd. 3-71	6-2 & Fam. Room FR Repair program posted in property.	60x150	Rep.	14,000 (O)
LH 198 224	1982 Piedmont St. 8-70	4-2 FR	28x48x150x35x149	Rep.	11,400 (MR)
LH 198 236	554 E. Boykin Rd. 2-71	6-3 BV & FR Central air-conditioning.	100x200 1½-B	Rep.	17,950 (MR)
LH 199 246	2004 Lanier Dr. 5-71	5-3 FR Repair program posted in property.	65x160	Rep.	11,300 (MR) 12,200

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LH 199 261	316 Padrick St. Martinez 5-71	5-3 BV Repair program posted in property.	100x200	Rep.	14,900 (M) 15,800
LH 199 996	101 Colonial Rd. Martinez	6-3 BV Repair program posted in property. Central air-conditioning.	100x180 1½-B	Rep.	19,100 (M) 19,500
LH 200 080	106 Fort View Ct. 5-71	5-3 BV Repair program posted in property. Central air-conditioning.	60x158x183x38x251 1½-B	Rep.	17,500 (MR) 18,100
LH 200 489	2532 Shearton Dr. 3-71	4-2 FR	60x128	Rep.	10,500 (O)
LH 200 558	3612 Meadowlark Dr. 4-71	6-3 BV 1½-B Central air-conditioning. Repair program posted in property.	36x43x130x90x130	Rep.	19,000 (O)
LH 200 597	2215 Boykin Road 11-70	5-3 BV & FR 1½-B Central air-conditioning.	100x200	Rep.	17,900 (MR)
LH 200 629	1914 Colony Park Rd. 1-71	5-3 BV & FR 1½-B	50x165x155x247	Rep.	16,200 (O)
LH 201 106	2422 Dexter Rd. 1-71	6-3 BV & FR 1½-B Central air-conditioning.	80x130	Rep.	20,900 (O)
LH 202 877	3309 Mundy Dr. 8-70	4½-2 FR & Alum	75x100	Rep.	12,200 (MR)
LH 204 302	1729 Cornell Dr. 5-71	6-4 BV & FR Repair program posted in property.	69x167x69x159	Rep.	14,900 (MR) 15,900
LH 204 400	2223 Boykin Rd. 2-71	7-3 BV & FR 1½-B Repair program posted in property. Central air-conditioning.	100x190	Rep. (OP)	19,700 (O)
LH 204 553	1820 Cheryl Dr. 5-71	5½-3 BV & FR 1½-B Repair program posted in property.	42x105x168x172	Rep.	15,600 (O) 16,200

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AUGUSTA, GEORGIA - RICHMOND & COLUMBIA COUNTIES

LH 205 981	3610 Coventry Dr.	6-3 BV	15x107x128x120x58 1½-B	$19,600 (O) Rep. 19,900
		Central air-conditioning. Repair program posted in property.		
LH 206 353	2153 Rosier Rd. 5-71	8-3 & Fam. Room	80x135x82x95x10 BV & FR 1½-B	25,500 (MR) Rep. 26,500
		Repair program posted in property. Central air-conditioning. $750.00 down payment.		

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JOSIAH & JOE FLOURNOY
3810 Buena Vista Rd.
Columbus, GA 31906.....(F)

THE LEWIS COMPANY REALTORS
2217 Francis St.
Columbus, GA 31906.....(L)

PM-GA — COLUMBUS, GEORGIA - MUSCOGEE COUNTY

SH 3731	24 Patton Dr.	5-2	85x133x85x138		$ 8,500 (F)
	5-71	FR		Rep.	12,500
		Repair program posted in property.			
		Subject to foundation failure.			
SH 6039	3320 Albert St.	5-2	80x120		
	4-71	BV		Rep.	11,700 (L)
		Repair program posted in property.			
LH 124 175	2630 Avalon Rd.	5-2	50x180x50x185		9,000 (L)
		FR		Rep.	11,000
		Repair program posted in property.			
		30 years financing, when repaired.			
LH 127 970	2917 S. Linden Dr.	4-2	75x140	Rep.	8,500 (L)
	5-71	FR			
		Repair program posted in property.			
LH 143 937	1111 Benning Dr.	5-3	60x175	Rep.	10,700 (F)
	3-71	FR			
		Repair program posted in property.			
LH 153 234	2949 Gleason Ave.	5-3	60x143	Rep.	11,000 (F)
	3-69	FR			
LH 154 910	50 Eddy Dr.	5-2	103x170	Rep.	9,500 (L)
	6-70	FR			
LH 157 471	3304 Urban Ave.	5-3	60x143x60x143		10,800 (L)
		FR & BV		Rep.	12,000
		Repair program posted in property.			
LH 160 670	13 Patton Dr.	5-2	42x27x150x70x149		
	5-71	BV		Rep.	10,800 (F)
		Repair program posted in property.			
LH 165 393	4835 Bruning St.	5-3	80x135x90x135		13,000 (F)
	5-71	BV		Rep.	14,000
		Repair program posted in property.			
LH 168 166	913 Sheridan Ave.	5-2	50x150	Rep.	11,200 (L)
	3-70	FR			

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COLUMBUS, GEORGIA - MUSCOGEE COUNTY

168 822	5410 Spencer Lane 5-71	6-3 FR	70x329x173x330	Rep.	17,500 (F)
		Repair program posted in property.			
LH 169 189	2905 Blan St. 4-71	5-2 BV	65x142	Rep.	12,600 (F)
		Repair program posted in property.			
LH 169 671	3024 Dawson St. 11-70	5-2 FR	60x153	Rep.	12,800 (F)
		TERMS: Financing limited to 25 years.			
LH 169 956	913 Brooks Rd. 4-71	5-2 FR	60x150	Rep.	11,800 (F)
LH 171 606	4315 Fay Drive	6-2 & Den FR	115x99x115x108	OP Rep.	10,000 (L) 11,500
		Repair program posted in property.			
LH 176 362	925 Benning Dr. 2-71	5-2 FR	50x175	Rep. OP	11,200 (F)
LH 176 906	211 Melvin Ave. 6-71	6-3 BV & FR	85x115	Rep.	13,300 (L) 15,500
		Repair program posted in property.			
LH 177 290	4150 Roman Court	5-3 FR & BV	39x192x170x115	Rep.	18,000 (F) 19,000
		Repair program posted in property.			
LH 183 288	11 Cantrell Dr. 10-69	5-2 FR	75x203 TERMS: Financing limited to 25 years.	Rep.	10,400 (L)
		Subject to foundation settlement.			
LH 186 175	3130 Baker Circle	5-3 BV	60x154x60x155	Rep.	10,500 (F) 11,500
		Repair program posted in property.			
LH 188 890	3800 17th Ave. 2-71	7-3 FR	50x150 2-B	Rep OP	16,700 (F)
LH 191 231	770 Andrea Dr. 7-70	5-3 BV & FR	82x123	Rep.	16,500 (L)
LH 192 007	2077 N. Andrews Rd. 10-70	5-2 FR	80x115 TERMS: Financing limited to 25 years.	Rep. OP	12,500 (L)
LH 192 064	1338 Foye Ave. 3-70	6-2 BV	70x150	Rep OP	12,500 (L)

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COLUMBUS, GEORGIA - MUSCOGEE COUNTY

LH 193 122	3209 College Ave. 6-3 4-70	84x119 BV & FR 2-B Minimum down payment $500.00.		Rep. OP	$24,900 (L)
LH 198 176	2219 East Sixth St. 5-71	5-2 FR	56x145x56x144 Repair program posted in property.	Rep.	12,500 (F) 14,000
LH 199 097	810 Harbison Dr. 12-70	6-2 BV & FR	70x138x60x150	Rep.	12,500 (L)
LH 203 217	2201 Gennings Ct.	6-3 FR & BV 2-B $500.00 down payment. Repair program posted in property.	95x120	Rep.	19,500 (F) 20,500
LH 206 020	1065 Greenbrier Dr. 3-71	6-4 BV & FR 1½-B Repair program posted in property.	90x150x163x63	Rep.	19,300 (F)
LH 206 787	325 Mt. Pleasant Dr.	6-4 FR & BV 1½-B Repair program posted in property. $500.00 down payment. Central air-conditioning.	30x132x69x133	Rep.	20,000 (F) 21,000
LH 207 627	360 - 25th Ave. 1-71	6-3 FR	75x89x74x80 Financing limited to 25 years.	Rep.	12,900 (L)
LH 208 034	2225 Eighth St. 2-71	7-3 BV & FR 2-B	50x168	Rep. OP	16,700 (L)

CATAULA, GEORGIA - HARRIS COUNTY

LH 187 295	Route 1, Bon Acre Rd. 4-71	7-3 FR	200x231x160x387x112x93	ALL CASH "As Is"	9,000 (F)

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KONTER REALTY & INSURANCE AGENCY
5210 Paulsen St.
Savannah, GA.....(K)

PERRY REALTY COMPANY
313 East Liberty St.
Savannah, GA.....(P)

PM-GA SAVANNAH, GEORGIA - CHATHAM COUNTY

LH 205 517	71 Superior Ave.	5-2	60x185x155x67		
	5-71	FR		Rep.	$10,500 (K)
		Repair program posted in property.			
LH 208 621	41 Lewis Ave. Savannah Beach	6-3	60x98x60x93		13,500 (P)
		FR	1½-B		
	5-71	No repairs required.			
LH 209 087	1223 E. 36th St.	6-3	52x100	Rep.	16,500 (K)
	3-71	Asb. Shingles	2-B		
		Repair program posted in property.			

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MARION ALLEN INSURANCE & REALTY CO.
119 Main Street
Fort Valley, GA.....(A)

ROWLAND REALTY COMPANY
1546 Watson Blvd.
Warner Robins, GA .....(R)

WILHITE REALTY COMPANY
1408 Watson Blvd.
Warner Robins, GA.....(W)

PM-GA

WARNER ROBINS, GEORGIA - HOUSTON COUNTY

SH 4981	500 Diggs Blvd. 3-71	5-2 FR	65x150 Repair program posted in property.	Rep.	$ 8,500 (W)
LH 115 205	206 Arnold Blvd. 4-71	5-2 FR	65x143x72x140	Rep. OP	8,000 (W)
LH 151 549	125 Hazel Dr.	6½-4 BV	92x120 1½-B Repair program posted in property. Down payment $200.00.	 Rep.	16,700 (R) 17,900
LH 170 288	107 Varee Dr.	5-3 FR & BV	64x110 1½-B Repair program posted in property. Central air-conditioning.	OP Rep.	14,000 (W) 15,000
LH 192 650	205 Oklahoma Ave.	6-3 BV & FR	135x134x165x146 1½-B TERMS: $200.00 down payment. Central air-conditioning. Repair program posted in property.	 Rep.	15,800 (W) 16,800
LH 194 152	211 Carroll Dr. 4-71	5½-3 FR	75x125x80x97	Rep.	10,300 (W)
LH 201 223	207 Debra Dr. 6-71	7-4 BV & FR	85x112x81x120 2-B Repair program posted in property. Central air-conditioning. TERMS: $200.00 down payment.	OP Rep.	16,200 (W) 16,600

VETERANS ADMINISTRATION SALES LISTING (MULTIPLE)	DATE June 24, 1971
FROM Property Management Section, Loan Guaranty Division, Veterans Administration Regional Office. 730 Peachtree St. NE Atlanta, GA 30308	NAME OF LOAN GUARANTY OFFICER J. J. SUMMERFORD
NAME OF CHIEF, PROPERTY MANAGEMENT SECTION W. A. WALKER	TELEPHONE NO. 526-3474

The Veterans Administration offers for sale the following properties. Prices quoted are firm and not subject to lower offer. Offerings are subject to prior sale, withdrawal or change without notice and all transactions are subject to the provisions of VA Form 26-6705, Credit Statement of Prospective Purchaser and Contract of Sale, on which form all offers must be submitted. The best qualified offer will be accepted from those received within 5 workdays following the public appearance of the initial or revised listing. VA properties are available to qualified individuals without regard to their race, color, religion or national origin. Offers to purchase will not be accepted where the broker has failed to submit to VA a signed copy of VA Form 26-8433, Adoption of VA's Policy Against Discrimination. This listing cancels all previous listings.

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MISCELLANEOUS LISTING - GEORGIA

ALBANY REALTY COMPANY
1500 Dawson Road
Albany, GA 31702

PM-GA — **ALBANY**

LH 151 615	Church Street Baconton 6-71	5-3 FR	184x236 No repairs required.		$14,500

MILES INSURANCE & REALTY COMPANY
502 West Shotwell St.
Bainbridge, GA 31717

BAINBRIDGE

LH 171 939	1103 Broughton St. 7-70	5-2 FR	50x140	Rep.	6,500
		Financing limited to 25 years. Repair program posted in property.			
LH 176 590	107 Griffin St.	5-2 FR	100x280	 Rep.	8,900 11,000
		Repair program posted in property.			

GEORGE R GOSS REALTOR
240 E. Railroad St.
Elberton, GA 30635

ELBERTON

DV 5378	Rt. 6 New Ruckersville Rd. 6-70	5-3 Alum Siding 1½-B	400x302 Repair program posted in property.	Rep. OP	14,500

THORNTON REALTY COMPANY
536 First Street
Macon, GA 31201

MACON

LH 143 062	2894 Walmar Dr. 9-70	5½-3 BV	87x124x112x120	Rep.	12,000
LH 153 817	987 Perdue St. 5-71	6-3 FR	60x101x74x118	 Rep.	7,500 9,500
		Repair program posted in property.			
LH 188 990	2787 Bonnie Ave. 5-71	5½-3 FR	95x190	OP Rep.	12,900 13,900
		Repair program posted in property.			

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MACON

LH 191 105	224 Decatur Ave.	5½-3	90x225		$ 9,000
	4-71	FR		Rep.	9,900
		Repair program posted in property.			
LH 197 016	4181 Villa Ave.	5½-3	60x200		9,500
	5-71	FR		Rep.	10,500
		Repair program posted in property.			
		DELOACH INSURANCE AGENCY PO Box 7 Claxton, GA			

PEMBROKE

DV 5608	Rt. #2, US Hwy 280	5-2	76x136	OP	6,800
	2-71	FR		Rep.	7,500
		Repair program posted in property.			
		SHIFFLETT REALTY COMPANY 224½ Main Street Cedartown, GA 30125			

ROCKMART

DL 153 827	Rt. #3, Peachtree Rd.	5-2	75x125x150x10	Rep.	5,000
	2-71	FR			
		ASTIN REALTY COMPANY 318 E. Gordon Ave. Rossville, GA 30741			

ROSSVILLE

LH 169 209	59 Glade Rd.	6-3	127x80x125x80	OP	16,500
	Ft. Oglethorpe	BV	1½-B		
LH 204 370	Rt. #1, Bowman Rd.	6-3	210x210		11,800
	Ringgold 5-71	FR		Rep.	13,500
		Repair program posted in property.			
		HOME FARM REALTY COMPANY 16 Main Street Manchester, GA 31816			

SHILOH

LH 193 594	Rt. #1, Hidden Acres	7-4	590x29x321x645x351		24,800
	State Hwy 116	FR	2-B	Rep.	25,400
		TERMS: $1,500 down payment.			
		Repair program posted in property.			

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MISCELLANEOUS LISTING - GEORGIA

PERRY REALTY COMPANY
313 E. Liberty St.
Savannah, GA 31401

HINESVILLE

LH 183 141	Deal Street	4-71	6-3 FR & BV Central air-conditioning. Repair program posted in property.	138x105x55x94x70	Rep.	$15,800

WATSON & KNOX
Knox Building
Thomson, GA 30824

THOMSON

LH 183 137	829 Mobley St. Thomson		6-3 BV Repair program posted in property.	70x140	 Rep.	13,500 14,900
LH 196 181	809 Mobley St. Thomson	11-70	6-4 BV Repair program posted in property.	246x125x177x50	OP Rep.	 14,900
LH 197 192	180 Evelyn St. Harlem	1-71	5½-3 FR Repair program posted in property.	100x171	 Rep.	9,500 10,500

WEBB & SIMS
Golden Building
Tifton, GA 31794

TIFTON

LH 182 343	605 Sunset Dr.	1-71	6-3 BV & FR Repair program posted in property.	100x100	OP Rep.	13,900 14,200
LH 201 117	805 Belmont Ave.	5-71	6-3 FR Repair program posted in property.	75x150	 Rep.	10,200 10,500

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MISCELLANEOUS LISTING - GEORGIA

H. B. HURLEY, REALTOR
PO Box 1307
115 E. Adair St.
Valdosta, GA 31601

PM-GA

VALDOSTA, GEORGIA - LOWNDES COUNTY

LH 184 024	1005 Sheppard St.	5-2	90x62	OP	$ 5,600
		FR		Rep.	7,200
		Repair program posted in property.			
		Financing limited to 25 years.			
LH 200 610	1106 River St.	5-3	70x140x70x137		18,000
	6-71	BV & FR		Rep.	18,500
		Repair program posted in property.			
		LAGRANGE REALTY & INSURANCE CO. 14 North Court Square LaGrange, GA			

WEST POINT

LH 192 866	Route #2	4-1	100x70		7,250
	5-71	FR		Rep.	8,000
		Repair program posted in property.			
		DANIEL BROTHERS REALTY CO. 8 Woolsey Rd. Hampton, GA			

WILLIAMSON

LH 193 810	Route #1	6-2	Approx. 4.9 acres	6,500.
		FR	Purchaser to make repairs at own expense in reasonable period of time.	
		20 years financing.		

Political Aspects of Potomac River Developement

by

ROYCE HANSON, Assistant Professor
School of Government and Public Administration
The American University

Winter Meeting of the Interstate Commission
on the Potomac River Basin
HOTEL WASHINGTON, WASHINGTON, D.C.
FEBRUARY 4-5, 1960

WASHINGTON CENTER FOR METROPOLITAN STUDIES

The Negro and His Work

ELI GINZBERG, Director

Conservation of Human Resources, Columbia University

Address to the Washington Center for Metropolitan Studies

November 2, 1961

WASHINGTON CENTER FOR METROPOLITAN STUDIES

Eli Ginzberg's address is one of a series sponsored by the Human Resources Program of the Washington Center for Metropolitan Studies. Further details of this research and education program may be obtained from Mrs. Kathryn Stone, Director, Human Resources Program, Washington Center for Metropolitan Studies, 1726 Pennsylvania Ave., Washington 6, D. C.

One of a series of public service leaflets published by the Washington Center for Metropolitan Studies

November 1961, 61-6 price 25 cents

The Negro and His Work

ELI GINZBERG, Director

Conservation of Human Resources
Columbia University

I WANT TO DO THREE THINGS THIS AFTERNOON. I want to begin by raising some questions: How does one think about minorities in the labor market? In this country we tend to assume that many complicated questions are simple. I do not think that conceptual clarification about minorities comes easily.

Next I want to identify, and briefly discuss, a selected number of problem areas which involve the Negro and his work.

And finally I want to present a series of policy recommendations aimed at reducing discrimination against the Negro in employment.

I

To my first assignment: How should one think about the Negro at work? Only a very venturesome or, perhaps, foolish person would say that there is no issue or that it is simple. But I submit that one could also identify as issues the white Southern farmer and his work; or the Puerto Rican migrant and his work; or the Southern white migrant who has moved to California. In short, while there is no question whatever that the Negro and his work represents a very particular and important problem area, there are other disadvantaged groups in the labor force that could also be singled out for study. More importantly, the analysis and recommendations affecting any one group cannot be carried very far without considering the others.

We usually think, and correctly so, that color is a disability and an overwhelming one at that. But it is not always a disability. At this time a qualified Negro in Washington eligible for a senior government position would have an advantage by virtue of his color. Secondly, I would say that in certain very specialized areas of our society—such as jazz music for example—color is an asset, not a liability. But most important, and not to be overlooked, is the dual

market. A substantial number of opportunities available to Negroes exist by virtue of the fact that we have a segregated society. A very high proportion of Negroes who have managed to achieve prominence and wealth have done so as a result of the existence of a segregated society.

I asked a Negro friend of mine from Tennessee recently, "What are the remaining racial problems in Nashville?"

And he said, "Well, as you know, we now have Negroes on the city council, but pretty soon we will have to make a choice as to whether we want desegregated housing or political representation. We cannot have both."

I just mention this to underline the reality of the dual market. One thing is sure: it will not remain static.

There is another reason for mentioning these exceptions. When you deal with a minority population there are bound to be a fair number of exceptions. When you deal with smaller minorities you do not need so many exceptions before a good part of the problems of discrimination may get resolved via the exceptional route rather than the normal route.

That is true of religious minorities. If their numbers are small enough, as in the case of five or six million Jews, they do not have to be represented in all parts of the economy. There are not enough of them to go around, so that if they have reasonable opportunity in certain sectors, this is sufficient. With twenty million it is more difficult.

Even more important is this point: you cannot think about twenty million Negroes as a homogeneous group. They differ significantly, in terms of where they are living and working; Seattle is quite different from Mobile.

You cannot generalize about a group whose members include many with only four years of schooling and some who have their Ph.D.

You cannot sensibly talk in the same breath about a casual laborer and a senior government official, even if both are Negroes.

I suggest that substantial differences exist among Negroes about how they think about themselves and about the white community. I recall Miss Lucy, who was denied admission to the University of Alabama. Her parents' view on how young Negroes should behave in our society was vastly different from her view. Because of these and many other differences one must be very cautious before one generalizes. In fact, I do not think that one can go much beyond saying that color represents, to varying degrees, a discriminatory factor. It may or may not be compensated for by a whole series of other factors depending upon parental wealth, education, skill, age, and opportunity.

I talked to a friend whose brother-in-law is a Negro physician on one of the best hospital staffs in Los Angeles. He lives in one of the best suburbs. His children go to an excellent school. He is a very

high earner. The discrimination against him has been reduced to the fact that he cannot play golf at Las Vegas over the week end; he can play only on the Los Angeles courses. So on Monday morning he feels a little bit discriminated against because he did not have the same opportunities as his white colleagues over the week end.

This is important because I think California provides an advanced view of what the United States is going to look like in the future; it remains the frontier. The example that I have just cited underlines that much is changing very fast and one must be careful not to get caught in one's own analytical stereotypes.

II

I have no intention of dealing this afternoon with the problems of members of the subcabinet who cannot be admitted to the Metropolitan Club. They have problems, and the country has problems by virtue of the discrimination to which they are exposed; but their problem falls outside my present concern. Nor am I concerned about the successful professional Negro in Washington—the Negro physician or lawyer whose practice is limited primarily to members of his own group. That is a serious problem for him and for the white community, but it is not my interest today.

I will deal with different people—with the native born Washingtonian Negro who is a high school graduate; with the migrant from the South, from an urban or rural background, who has relocated here. There are many others with whom I cannot deal because their problems are distinctive.

The more segregation begins to give way, the greater the need to specify the Negro groups that are being analyzed: Which groups? Living where? With what attributes? Facing what kinds of white communities?

I will deal with the employment problems of the noncollege Negro population in the *civilian* labor market. I want to leave the question of government employment aside because that is a largely different problem that has to be thought through in its own terms, or largely in its own terms.

I would be the first person to admit that the several sectors of our national life impinge upon one another. Newspaper reports of events in Mississippi have much to do with the way in which Congressmen and even ordinary people behave in Washington. Nevertheless there is quite a difference between the civilian labor market in the Washington area and the Federal government, which is a very special institution.

I will concentrate more on the younger people than the older people, simply because as an economist I am interested in their longer

future, their greater chances of being affected by changes currently under way, and because they themselves are more likely to change.

Civilian employment in this large metropolitan area is still tremendously discriminatory against Negroes in almost every desirable sector. This is true for the better service jobs, for the better jobs in trade, for almost all jobs in the clerical area, for the skilled trades, and for almost all jobs at the managerial level.

You are in a community that, from my view, has hardly begun to move. It represents as backward a community as any that I know in the northern part of the United States. Of course, Washington may not be in the northern part of the United States and that is one of its major problems! It is a Northern city with a Southern atmosphere under Southern control. It looks to me like a Southern city in which the Federal government is located but there is little organic relation between the local community and the national government.

I am impressed with the fact that while there has been some progress on the civilian employment front in recent years, it is primarily token progress. If you extrapolated present trends most of the young people waiting for opportunities would be dead before the opportunities opened up.

The attitudes of the white community, representing primarily Southern attitudes, constitute one of the major problems that Washington faces. It might not be incorrect to postulate that Washington is more Southern than Atlanta. To the extent that diversified manufacturing helps to break down segregation, Washington has been immune to such influence.

I am impressed with the fact that the Southern Congressmen still control the key Congressional committees that affect the legislation under which the City of Washington operates. This, of course, reinforces the Southern trend.

Just as a piece of history that underscores how pervasive the Southern influence has been in the past: When Woodrow Wilson became President, Washington moved backwards in the question of race relationships; Jim Crow was intensified under President Wilson and discrimination in the Civil Service was intensified. Even a Southerner who came to Washington via New Jersey was still a Southerner.

One has to remember that Washington is bordered on the one hand by Virginia and on the other by Maryland. While both Maryland and Virginia are making a little progress in racial matters, they are hardly what might be called "emancipated states." The influence of the larger metropolitan area on Washington, and of Washington on the area, further tends to solidify the status quo rather than to modify it.

Furthermore, when you have a big relocation of the white population from the center of Washington out to the suburbs, a tremendous

number of the better jobs go along; that is, many of the trading jobs go out to the suburbs. Moreover, a considerable number of scientific and research firms are locating in the suburbs. There is an intimate connection between the concentration of Negro population and their employment opportunities. The fact that the white population runs away to the suburbs means that the Negro suffers twice. Not only is he forced to live in a ghetto, which has many negative implications for his development; but many of the jobs previously accessible to him, technically at least, by virtue of the fact that the jobs were within the city, are removed to the suburbs. In Detroit, somewhat the same thing has happened as in Washington.

A large number of Negroes have entered Washington from the seriously deprived areas of the South. Even if they were white, these migrants would have many difficulties though not as many as the Negroes. The newcomers have poor education and little orientation to urban life. These limitations greatly intensify their problem of adjustment.

Do not minimize the question of color but do not ascribe to color all the difficulties that you see.

The development of Negro ghettos in the large metropolitan centers, of which Washington is an outstanding example, is a tremendous deterrent to effective adjustment to urban life. It means that the handicapped have to rely upon others who are handicapped for help. That is very rough on the newcomer.

One of the important contributions of desegregated schools and communities is that they provide models of people who have moved a rung or two up the ladder. But if the newcomer has no model or if the models that he has are very limited, it intensifies his problem tremendously. This helps to explain why the Supreme Court in its 1954 decision held that segregated schools are inherently unequal.

Moving to a city intensifies previously existing weaknesses. It is no secret that the Negro family structure has been very much less stable, very much more subject to being unsettled through desertion, separation, divorce, than that of the white family. Many more Negro than white children grow up in broken homes! Migration places an additional burden on family structure. Dr. Hylan Lewis' research investigation in this community has thrown a powerful searchlight on the relation between family structure and social and economic maladjustment.

Family instability is not, of course, limited to Negroes. We have a tremendous number of broken white families. But with a weak family structure to start with and with the additional strains of relocation, the problem of neglected and deprived children among the Negroes is reaching startling proportions.

Were it not for the human tragedy involved, I would say that the North deserves what it is getting. In my opinion, the North washed its

hands of any interest and concern for the minority problem in the South. To date, the nation has failed to pass any kind of sensible legislation extending special assistance, educational or other, to the South to help it meet the major problems that it faces. What really happened is that the problems that were formerly locked up in the South are now being distributed throughout the whole of the nation. Shortly after the end of the Civil War the North walked away from any real concern with the Negro problem which was for so long largely a Southern problem. And the North has remained disinterested.

Finally I want to touch briefly on the low educational goals and low occupational aspirations of many young Negroes. These shortcomings are the inevitable consequence of their backgrounds and what they see when they arrive. Young people are unlikely to aspire to improve themselves in an environment which is characterized by segregation and discrimination and where barriers are more prevalent than opportunities.

III

With respect to action I do not believe in single answers to complex social problems. From my view of social, economic, and race relations problems, one must use any and all approaches that on balance have a possibility of yielding a net advantage.

We saw a major effort made in World War II for expanding minority employment through FEPC. We have seen the Supreme Court take the leadership on desegregation of the schools. We now see a major effort on voting. All of these, and many more tangents, must be exploited because the relationships of groups to each other economically, socially, educationally, politically require very large-scale transformations that cannot be secured through the application of any single technique.

In Washington, I would use any and all methods that are legal to get the job opportunities burst open! I am in favor of pressure, more pressure, and still more pressure. My advice is: anything that is legal should be tried. I would use economic boycotts. I would use political power. I would use, above all, disclosure and embarrassment.

I know of no way of moving against a recalcitrant situation except that of using all power that exists to break the roadblocks to civic and legal equality. Move on every possible front!

I am disenchanted with the notion of taking it easy and letting time do the job. I have never seen time alone accomplish much that has been worthwhile. Time needs a helping hand.

I would definitely move to educate the white leadership. I would try to explain very simply that when people are not hired or are not enabled to earn a decent wage, this will be reflected in lower profits

for local industry.

I would try to make explicit the close connections that exist between lack of employment opportunities and crime in this community. If people have jobs they are less likely to get into trouble, and therefore the community will be able to spend less for its police and rehabilitation services.

Most important, I would try to impress on this community that since our country is now engaged in the most serious struggle for survival, it is insane to tolerate conditions in the capital of this nation which make a mockery of our ideals. I would say that if the job market is blasted open, Negro parents will have more money and they will therefore be able to bring up their children better. There will be fewer desertions. More people will be able to live decently. More young people will develop aspirations to make something of themselves and they will have a chance to realize these aspirations.

That is the first and most important challenge that you face. You should make use of literally any and all devices that exist, as well as others that you are imaginative enough to develop, to press within the law for the opening of all jobs to people who are qualified to work.

The second area is more complicated. It involves the schools. I believe that we in the United States are facing a much more serious problem with adolescents than most people realize. It results from elongating secondary schooling without considering its impact. It is my firm belief that the high school is a limited rather than a general instrument; that the high school can offer something of value to the overwhelming number of youngsters up to the age of 16; although if you push me into a corner, I am not even certain of that; it may be only up to 15.

For the 16 to 18 age group I am convinced that the high school, as presently constituted even with allowances for recent efforts to alter it, is unable to offer a meaningful curriculum for approximately 25 per cent of the pupil population. High schools have become detention pens because the community has been too uninterested, too unimaginative, too lazy to figure out alternative developmental experiences for youngsters who cannot profit by the currently constituted high school curriculum.

In my opinion it is exceedingly important for Washington, New York, Chicago, Detroit, as well as smaller communities, to dust away the cobwebs in their educational planning and to establish meaningful work-school programs which would make it possible for many youngsters who are physically and emotionally developed to begin to work at the age of 16, to be associated with adults, to earn some money, and to develop some serious goals in life. We are denying essential developmental experiences to a considerable part of our adolescents because we have not faced up to the fact that we simply are unable to find the answer through indefinite elongation of schooling.

The third problem has to do with what might, for shorthand, be called adjustment programs—remedial programs, rehabilitation programs, more generally, welfare programs. But my focus is broader than what is conventionally subsumed under welfare.

I believe that the welfare structure in the United States is somewhat out-of-balance with reality. I know how it got that way. My first studies in human resources dealt with the unemployed in New York City in the late 1930's. I know that it was very important to establish the right of every American citizen to governmental support when he was willing and able to work but could find no work.

I submit, however, that the way in which relief is currently handled—by handing out checks—is an inadequate and unsatisfactory method of dealing with people who need additional help to become self-supporting.

I see no reason why we should not restudy the relief structure and establish conditions which would tie the granting of relief to medical rehabilitation, educational rehabilitation, skill acquisition.

Under unemployment insurance we say that a man has to be available for work. The community should insist that people on relief who suffer from major handicaps which prevent their employment must undergo rehabilitation. Since I have fundamental faith in people and believe that most people would prefer to work, I do not think of this as a punitive approach but simply as a more imaginative attack on the problem of dependency. There is no doubt in my mind that there are in Washington as elsewhere a large number of people who will not become effective members of the labor force even if the job market is opened up, unless they undergo various types of rehabilitation—educational, medical, or other. They are simply too handicapped at the moment to get and hold a job.

This is true not only of Negroes: it is also true of many poor whites who have come North and who do not possess the minimum qualifications for work.

I also believe that it is inherent in such a broadened view of welfare not only to provide for the counseling of applicants but also to offer them the specialized assistance of a job placement system. Let us stop kidding! To force people to be rehabilitated, and then not to have jobs available for them at the end of their rehabilitation, is a double indignity.

In sum: the most important thing for you to do is to bring whatever pressures you can to open up jobs across the board. Make sure that you do not settle for what I consider to be a major danger in many of these efforts, and that is token advances, whereby one or two Negroes would get jobs in a previously barred sector and then nothing further happens for the next five years.

This is a city, after all, where Negroes constitute the majority of the population. The kinds of action involving slow but steady gains

which might have meaning where Negroes are a small minority have no meaning whatsoever in a community with this distribution of population.

Next I strongly recommend that you re-examine the secondary school system and try to bring the trade unions and the employer groups into a remodeling effort. The educators cannot do this job alone. New programs are needed for young people who are not bookish—but not being bookish does not mean that they are bad. Most of the people that I know in the world are not bookish!

I submit, therefore, that we should make a distinction between the scholar and the nonscholar, and realize that the latter group requires other developmental opportunities than the schools can provide. Above all, they need work.

Thirdly, I want to see a broadening and a deepening of the social welfare structure, to move from welfare conventionally defined as maintenance grants, to welfare defined as a dynamic instrument of rehabilitation and re-employability.

I do not think that there is any single effort more important for opening opportunities to minority groups than the question of jobs, because with jobs comes income and with income comes hope and with hope comes the prospect of developing the potential of the next generation. While I do not like to claim too much for economics, I think that in questions of race, job opportunity is basic. I believe that you in Washington have a challenge you dare not shirk, to make real the promise of American democracy, by establishing equal opportunity for work for all.

QUESTIONS AND ANSWERS

Following Dr. Ginzberg's presentation a question and answer period ensued. Several of the questions and answers are summarized here.

What is the role of research in this field, and its relationship to action?

Dr. Ginzberg replied that while we are not fully utilizing the findings we already have, it is important to continue examining the situation anew. The only way we can insure that we are dealing with real problems, with tomorrow's problems—not yesterday's problems, is to invest a reasonable amount of time and effort in learning what is going on. We can all get stuck in our own stereotypes.

We know entirely too little, for example, about the differentiations within the Negro community. What differences exist among urban Negroes, first generation, second generation, and recent in-migrants? We are not dealing with a homogeneous situation at all.

What of the importance of housing and its relationship to employment?

Dr. Ginzberg felt that it is indeed a crucial factor. If the Negro feels that he is locked in a ghetto from which he can never escape, it affects his whole outlook. If he can see the possibility of moving up the social and economic ladder, as have earlier immigrant groups, it would give him much more incentive.

You have mentioned the "token" employment of Negroes. Have you any suggestions for overcoming it?

Dr. Ginzberg replied that for one thing the agencies concerned with combatting discrimination must be adequately financed and staffed so that it is possible for them to keep in touch with employers and prospective employees.We must continue to collect more adequate information about what is happening and be prepared to move faster. Employers must learn to appreciate that it is easier for them to change than to stand pat. The problem is to change the balance of benefits and costs sufficiently that the benefits from segregation become so small that people are ready to abandon it.

Why do we not have more success stories in our arsenal? If there is a movement to employ the handicapped, it is sold with success stories. Why do those who employ Negroes feel they have to talk so quietly about it?

Dr. Ginzberg felt that this is a transitional problem. Employers do not want to appear to be too far out of line and some who are opening jobs to Negroes are fearful of being embarrassed. More attention should be paid to cases where employers are not doing enough.

Understanding Washington's Changing Population

EUNICE S. GRIER

WASHINGTON CENTER FOR METROPOLITAN STUDIES

The Washington Center for Metropolitan Studies is a nonprofit research and educational institution. Its continuing program embraces studies of urban and metropolitan problems, and related educational activities conducted in cooperation with universities of the Washington area. While not limited to Washington, the Center's program gives emphasis to the particular problems being encountered here, and many of its studies are motivated by the research opportunities found here. The Center's current program embraces metropolitan government, city and regional planning, human resources, area economic studies, and a university development program.

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INTRODUCTION

THIS IS A REPORT ABOUT THE POPULATION OF METROPOLITAN WASHINGTON. It attempts to identify basic facts about size, distribution, characteristics and trends. The report is intended as a source of information for those agencies and individuals throughout the metropolitan area who will have a hand in shaping its future.

The report attempts its task chiefly by making comparisons of two kinds. First, it compares Washington with selected metropolitan areas throughout the United States to indicate how the National Capital area stands in relationship to others. Second, it compares the Washington of today with itself in the past in order to indicate both the directions and dimensions of change.

This is not a document based upon research especially performed for its purposes. Rather, it pulls together existing factual data, mainly from the U.S. Census, and attempts to focus them on specific questions with practical implications.

A number of agencies and individuals provided helpful assistance in the course of the report's preparation. These included: Edward B. Olds, Health and Welfare Council of the National Capital Area; Rosanna Morris, Arlington County Office of Planning; Leonore R. Siegelman, National Capital Planning Commission; Gordon Kennedy, Jr., Metropolitan Washington Board of Trade; Albert Mindlin, D. C. Department of General Administration; Jerome P. Pickard, Urban Land Institute; Elisabeth Nagy, D. C. Department of Public Health; and I. M. Labovitz, Library of Congress. We are deeply grateful for their assistance. Responsibility for the presentation of facts and their interpretation, of course, rests solely with the author.

Size of the Population

Metropolitan Washington is now the tenth most populous standard metropolitan statistical area (SMSA) in the United States. The District of Columbia is the nation's ninth largest city. In 1960 the city had a total population numbering about 764,000 persons, while its metropolitan area contained slightly over two million.

The three metropolitan areas closest in size to Washington are Baltimore, Cleveland, and St. Louis. All others differ from metropolitan Washington by well over 300,000 persons. (See Appendix, Table 1, for the populations of the 15 largest cities and their metropolitan areas.)

"Standard Metropolitan Statistical Area" is a concept devised by the U. S. Bureau of the Census to treat as a unit the entire population in and around a central city whose activities form an integrated social and economic system. The Washington SMSA includes the District of Columbia; Montgomery and Prince Georges Counties in Maryland; and the cities of Alexandria and Falls Church and Arlington and Fairfax Counties in Virginia.

Rate of Growth: The Metropolitan Area

Metropolitan Washington's population today is more than one-third larger than ten years ago, and more than double its 1940 size. Among the metropolitan areas centering on the nation's fifteen largest cities, this area ranks fourth in rate of growth during the past ten years, and third over the past two decades. No other major metropolis in the east or midwest approaches it in rapidity of expansion. Figure 1 shows how metropolitan Washington stands among the metropolitan areas of America's 15 largest cities in rate of growth since 1940.

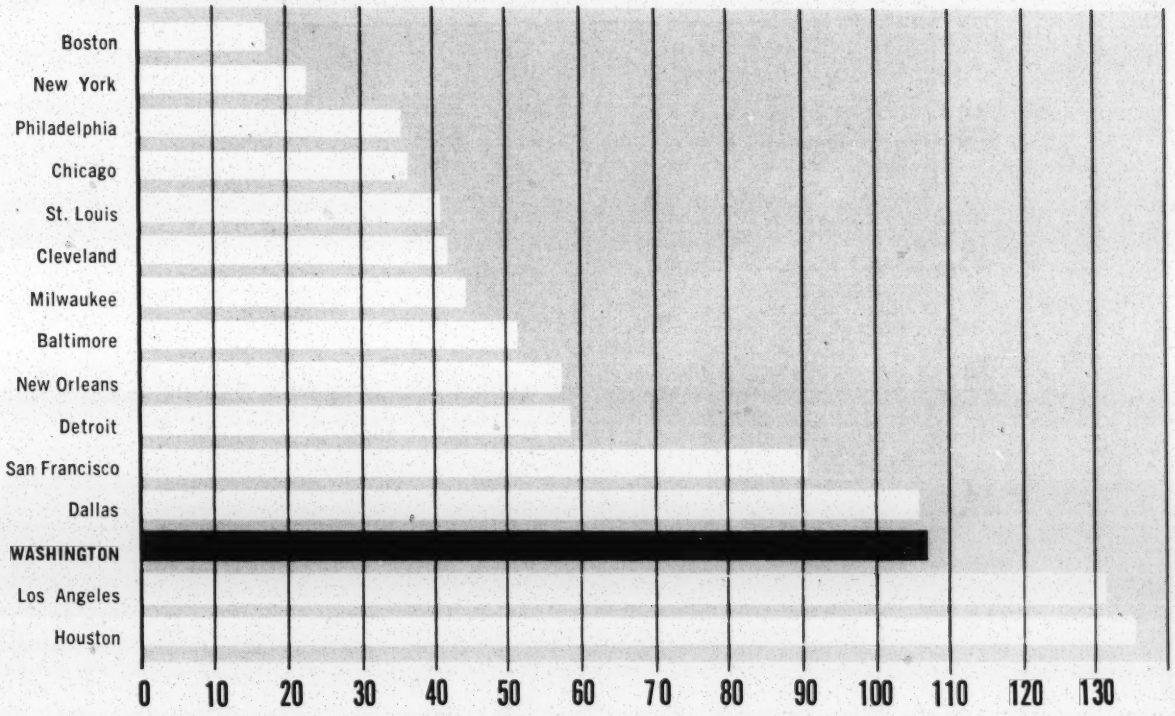
Unlike other metropolitan areas, whose expansion is closely related to their regions' economic health, the growth of metropolitan Washington depends chiefly on the presence or absence of crises in the nation or the world. Washington grows fastest in periods of national and international crisis, and not necessarily in periods of economic prosperity.

Over the past 60 years its growth rate has been highly irregular. Population increase was relatively great during the two World Wars and during the depression of the 1930's, and slower during the comparatively placid and prosperous periods of 1900 to 1910 and 1920 to 1930. During the decade of the 1950's, the growth rate declined somewhat from the preceding ten years but was still higher than at

FIGURE 1

Metropolitan Area Growth, 1940 to 1960
Fifteen Largest Cities in the United States

(In percent of 1940 total)



any time during the first 30 years of the century. The table below shows the rate of population growth in the Washington metropolitan area from 1900 to 1960.

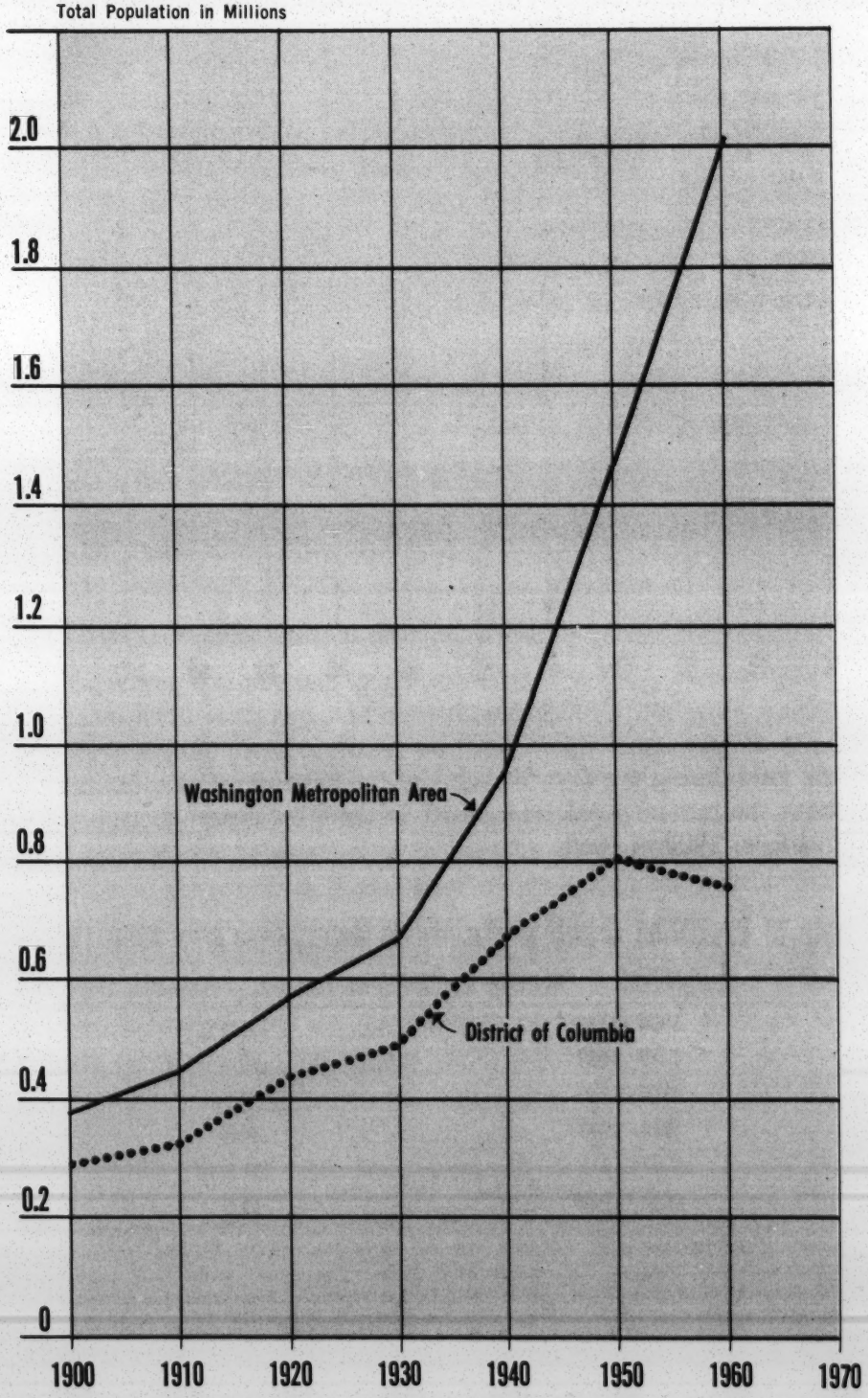
Rate of Population Growth in Washington Metropolitan Area 1900-1960
(in percent of population at beginning of decade)

1900 - 1910	17.6%
1910 - 1920	28.4
1920 - 1930	17.5
1930 - 1940	44.0
1940 - 1950	51.3
1950 - 1960	36.7

SOURCE: (1900 to 1940 data) Office of Planning, Arlington County, Virginia. *Population—Arlington County, Virginia.* Report Number 2, Master Plan Study, March 1956. (1950 and 1960 data) U. S. Bureau of the Census. *1960 Census of Population. Population of Standard Metropolitan Statistical Areas: 1960 and 1950.* Supplementary Report PC(S1)-1, April 10, 1961.

FIGURE 2

Numerical Growth of Population 1900 to 1960 District of Columbia and Its Metropolitan Area



Rate of Growth: The District of Columbia

While the metropolitan area has been growing rapidly in recent decades, the District of Columbia has not.

Figure 2 shows the trend in population for the District of Columbia and its metropolitan area from 1900 to 1960. Until 1930 the two growth curves roughly paralleled each other. The District continued to grow until 1950, but at a somewhat slower pace than the metropolitan area. Between 1950 and 1960, the city declined in population about five per cent, while the area as a whole continued to expand rapidly.

Like Washington, a number of central cities have shown an absolute numerical decline in population during the past decade. Of the top fifteen cities, ten lost population between 1950 and 1960, as shown in Figure 3. None of the five which gained were in the east.

All the factors which have caused these declines within most large cities are not clear. Expansion of commercial and industrial use in the downtown areas may have played a role. Reduction in overcrowding and changes in the characteristics of central city populations probably have been more important. These characteristics will be discussed in a later section.

FIGURE 3

Change in Population, 1950 to 1960

Fifteen Largest Cities in the United States (In percent of 1950 total)

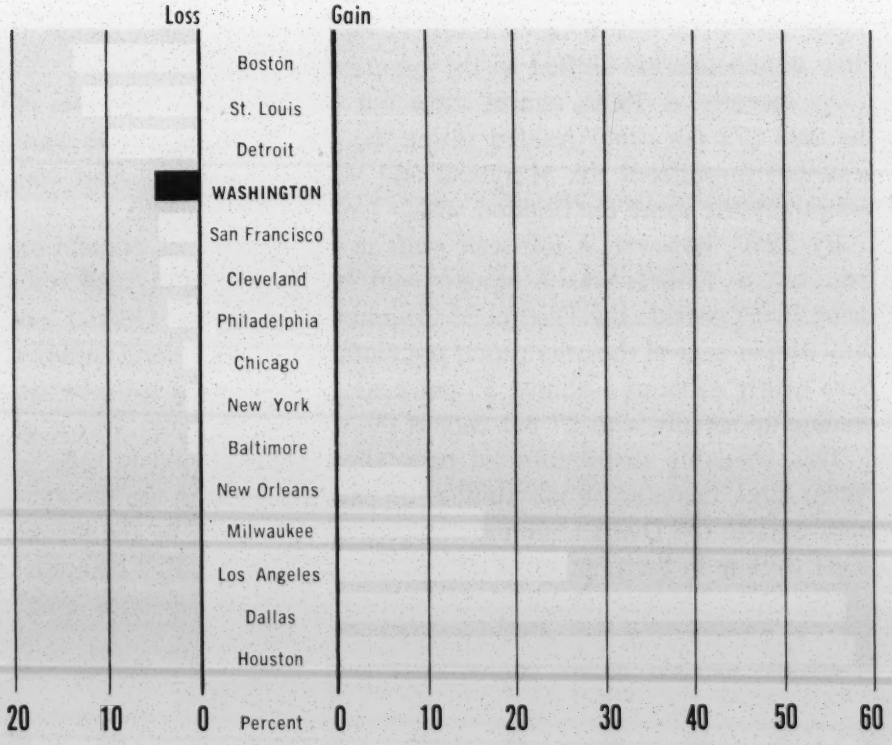
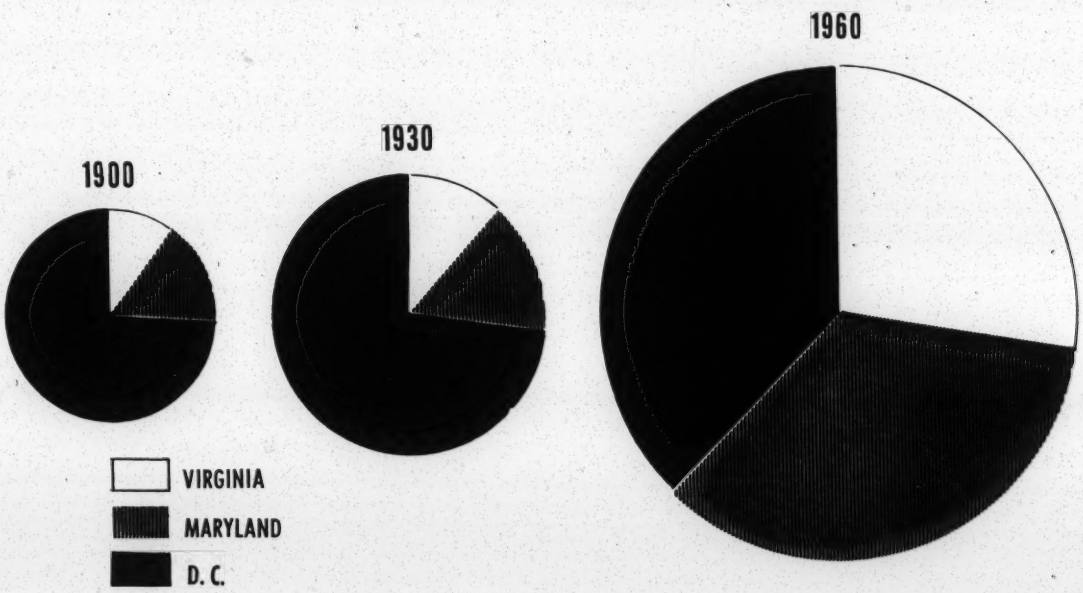


FIGURE 4

Changing Distribution of Metropolitan Washington's Population

(The areas within the circles are proportional to the changing size of the population.)



The Urban-Suburban Balance

Until the past decade, the majority of metropolitan Washington's population lived within the boundaries of the District of Columbia. Now dominance has shifted to the suburbs.

As recently as 1930, almost three out of every four residents of the area (72 per cent) resided within the city. The remainder were scattered throughout the Maryland and Virginia suburbs. This was essentially the same distribution which had existed in 1900.

By 1950, however, a full-scale shift in the balance of population from city to suburbs was in process, with nearly half of all area residents living outside the District of Columbia. Today the District has only 38 per cent of the area's total population. The Maryland suburbs have nearly as many—almost 35 per cent. The Virginia suburbs are coming up rapidly with 27 per cent of the total. See Figure 4.

This changing distribution of population quite obviously reflects recent large increases in the number of persons living in the jurisdictions outside the District. But it has been helped along by the recent slight decline in the population of the District. (A detailed comparison of the changing distribution between major jurisdictions from 1900 to 1960 will be found in Appendix Table 3.)

Almost without doubt, the District of Columbia's share of the

metropolitan area's population will continue to decline in coming years, even should it recoup its numerical losses of the past decade. The fact that little vacant land remains within the District is a powerful restraining factor upon potential population growth.

The same will probably be true of Arlington County and of the cities of Alexandria and Falls Church, all of which have used up much of their available land area. The bulk of future population growth should occur in those suburban areas which still have substantial undeveloped land—Fairfax County in Virginia, and Montgomery and Prince Georges Counties in Maryland.

Metropolitan Washington's changing balance of population is quite typical of major metropolitan areas. Of the 15 largest central cities in the United States, all but two experienced a proportional decline relative to their surrounding areas during the past ten years. The two exceptions were Houston and Dallas, both of which added sizeable amounts of territory to their jurisdictions. (See Appendix Table 4.)

Changes Within the District

Many parts of the District lost population between 1950 and 1960, but some gained. The greatest declines were in the central areas with the oldest housing and closest to the downtown business districts. The increases in population occurred in outlying areas. There was a belt between the central core and the outlying neighborhoods which showed relative stability. See Figure 5.

Some of the losses in central areas resulted from clearance of slum dwellings, and will be recouped at least in part as new residential construction proceeds in the southwest.

CHARACTERISTICS OF THE POPULATION

Racial Composition

Metropolitan Washington contains persons from a variety of racial groups. Of the two million people residing within the area, about three-fourths are classified as white. Of the half million classified as nonwhite, all but a tiny percentage are Negro. There is a small Chinese community of about 4,000 persons, and even smaller groups of Japanese, Filipino and American Indian origin.

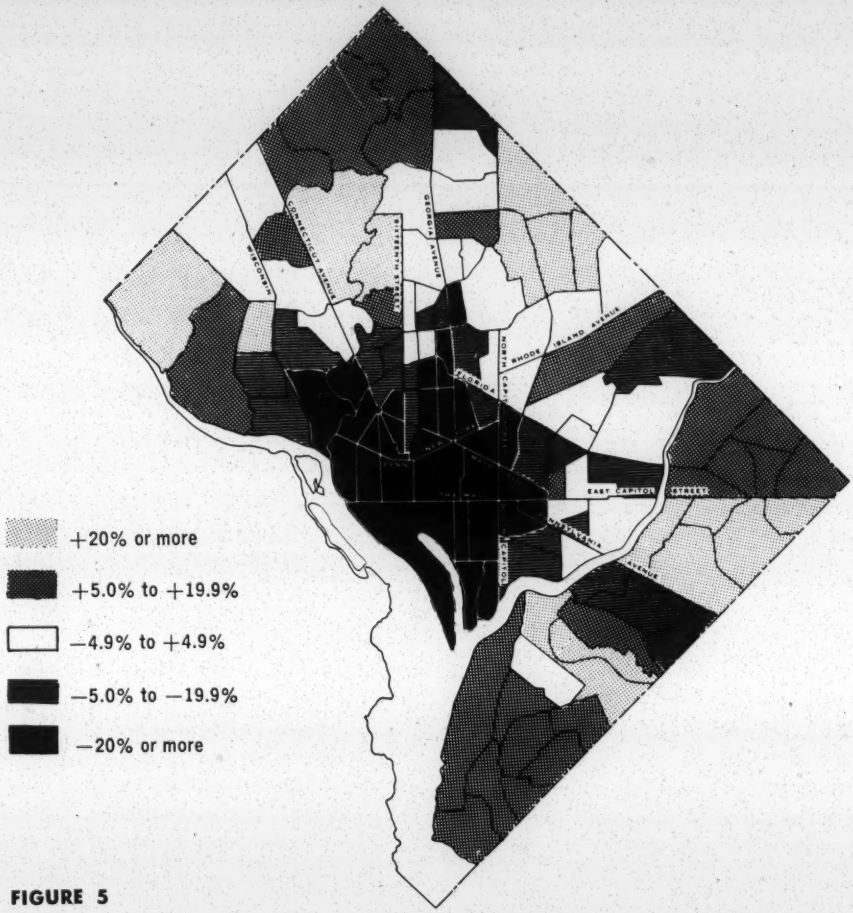


FIGURE 5

Change in Population by Census Tracts in District of Columbia 1950 to 1960

The table below gives a breakdown of the major racial groups resident in the metropolitan area. Since so large a percentage of nonwhites in the area are Negro, major stress will be placed upon this group in succeeding sections of this report.

Population of Metropolitan Washington by Race 1960

	Number	Percent of Total
White	1,502,429	75.1
Negro	487,183	24.4
Indian	1,016	*
Japanese	2,599	0.1
Chinese	4,156	0.2
Filipino	2,109	0.1
Other	2,405	0.1
	2,001,897	100%

SOURCE: Based on U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia.* U. S. Government Printing Office, Washington, D.C., 1961.

*Less than 0.1 percent.

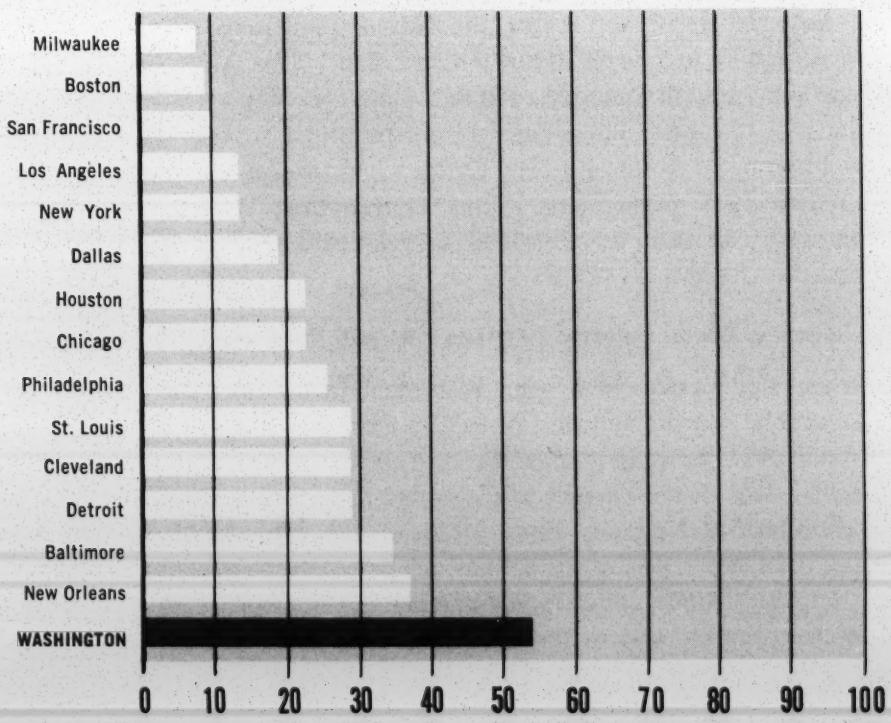
Almost 85 per cent of the Negroes in the metropolitan area, or 412,000 persons, live within the District of Columbia. There they make up about 54 per cent of the city's total population. The remaining 75,000 Negroes live in the suburbs, comprising only six per cent of the total suburban population.

Of the million and a half whites in the area, only about 23 per cent or about 345,000 persons now live within the District of Columbia. The remaining 1,157,000 whites are scattered throughout suburban Maryland and Virginia.

Among the metropolitan areas centering on the nation's 15 largest cities, only one (metropolitan New Orleans) has a higher percentage of Negroes in its total population. In New Orleans Negroes make up 31 per cent of the metropolitan population, compared to 24 per cent for the Washington area.

The District of Columbia is the only major city which now has a Negro majority. New Orleans is second with 37 per cent, and Baltimore is third with 35 per cent. In addition, among the 15 largest, Philadelphia, Detroit, Cleveland and St. Louis all are more than one-fourth Negro. See Figure 6. (Appendix Table 5 shows the size

FIGURE 6 **Percent of Population Negro in the Fifteen Largest Cities in the United States 1960**



and proportion of Negro population in the 15 largest cities, their suburbs, and their metropolitan areas.)

Growth of the Metropolitan Area's Negro Population

As a metropolitan area located on the edge of the south, Washington has always had a Negro population substantial both in size and in its proportion of the total. As far back as 1900, there were more than 120,000 Negroes living in the Washington area. This number has increased until today there are more than 487,000 Negroes in metropolitan Washington.

The Negro population has grown in much the same fashion as the remainder of the population, with the rate of growth slowing down during periods of relative national calm and speeding up during periods of national crisis. However, over the past 60 years, non-whites increased on the average at a somewhat slower rate than have whites.

Thus, despite the rise in absolute numbers, the Negro proportion within the population of metropolitan Washington has declined since 1900 in every decade but two. At the turn of the century, Negroes were close to 32 per cent of the total population; today, they make up only 24 per cent of the total. This is a slight increase over the 1950 percentage, but still below the proportions recorded in several previous censuses. (See Appendix Table 6 for percentage increases in total and Negro populations from 1900 to 1960.)

Between 1950 and 1960, the Negro population of metropolitan Washington increased about 44 per cent. This is a smaller proportional growth than occurred in the metropolitan areas of ten of the nation's 15 largest cities. Only the metropolitan areas of Philadelphia, Baltimore, St. Louis and New Orleans had smaller rises in proportion to their 1950 populations. Thus, metropolitan Washington's Negro increase can best be described as relatively modest over the past decade. (Appendix Table 7.)

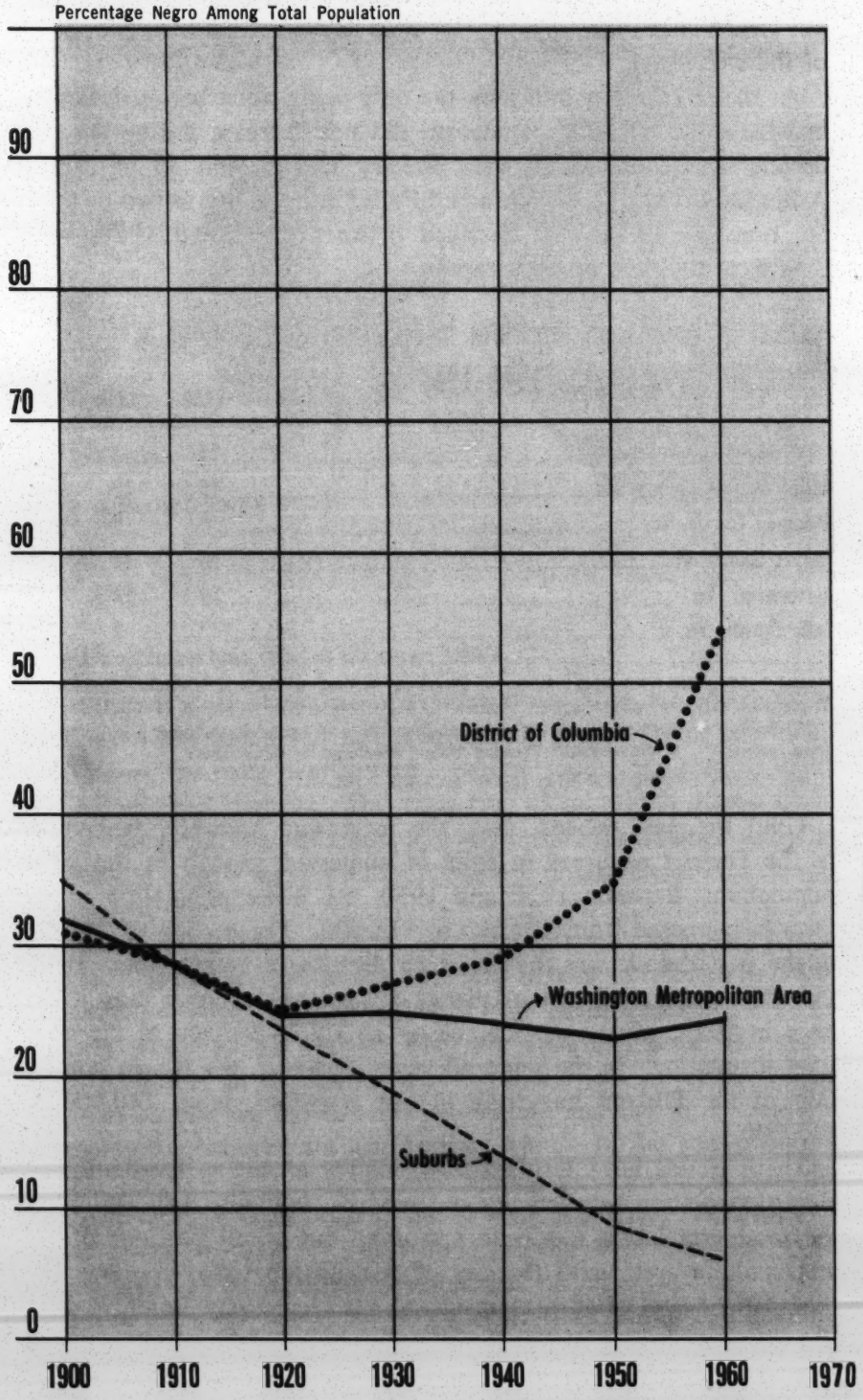
Changing Racial Patterns Between City and Suburbs

When the metropolitan area is broken down into the District of Columbia and the suburbs, however, there are striking differences in trends over the years. Since the turn of the present century, at least, the suburbs of the District of Columbia have had a steadily declining percentage of Negroes. Since 1920, on the other hand, the District has been more and more heavily occupied by Negroes.

Figure 7 shows the changing percentages of Negroes in the District, in the suburbs, and in the metropolitan area since 1900. Approximately in balance until 1920, the Negro percentages of city and suburbs have been diverging ever since.

FIGURE 7

Changing Percentage of Negroes, District of Columbia, Suburbs and Entire Metropolitan Area 1900 to 1960



The declining Negro percentage in the suburbs occurred in spite of a substantial increase in the absolute number of Negroes living in suburban areas since 1920. Between 1920 and 1960, the number of Negro residents of the suburbs has more than doubled, rising from 32,000 to 75,000. But the number of whites in the suburbs has grown even more rapidly, and thus has increased their proportion of the whole.

As the table below indicates, the only major suburban jurisdictions in which the nonwhite percentage did not decrease during the past decade were those which were already heavily built up in 1950—Arlington County, Alexandria and Falls Church. But in two of these, the nonwhite proportion declined between 1940 and 1950, when they were building up very rapidly.

Percent of Population Nonwhite in Suburban Jurisdictions of Metropolitan Washington 1940-1960

	1940	1950	1960
Montgomery County, Md.	11	6	4
Prince Georges County, Md.	19	12	9
Arlington County, Va.	9	5	6
Fairfax County, Va.*	16	10	5
Alexandria, Va.	16	12	12
Falls Church, Va.	*	2	2

SOURCE: (1940 and 1950 data) Office of Planning, Arlington County, Virginia. *Population—Arlington County, Virginia.* Report Number 2, Master Plan Study, March 1956. (1960 data) U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics.* State reports. U. S. Government Printing Office, Washington, D.C., 1961.

*Falls Church included in Fairfax County in 1940.

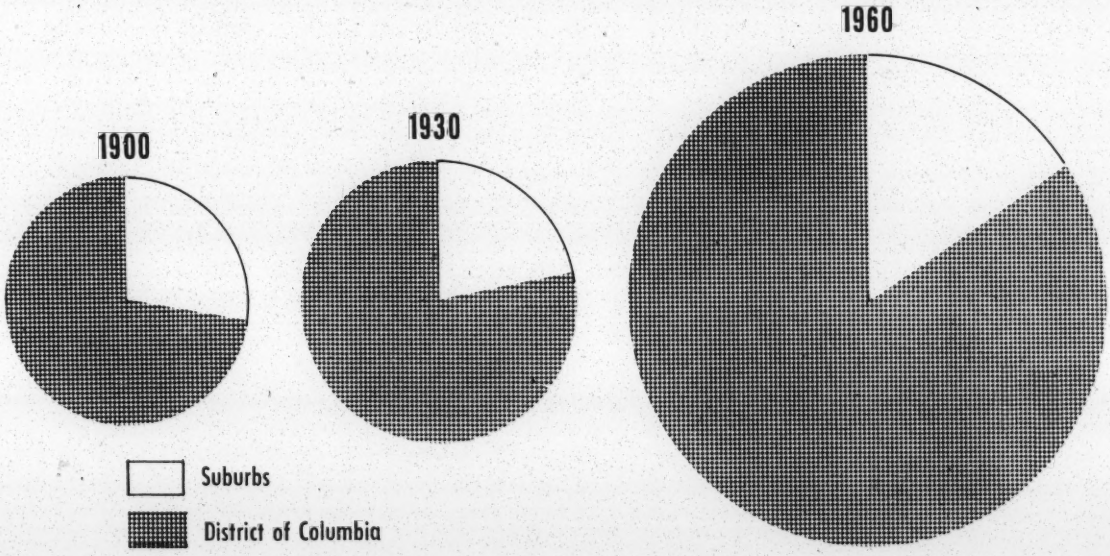
Until the past decade, also, the increasing nonwhite percentage in the District occurred in spite of numerical growth in the white population. Between 1920 and 1950, the white population of the District increased from 327,000 to 518,000. The decline to 345,000 in the past decade was the first such decrease ever recorded. It left the white population of the District still somewhat larger than it had been in 1920, when whites made up nearly 75 per cent of the city's total population. In the same 40 years, however, the Negro population of the District has risen almost four-fold, from 110,000 to 412,000.

These trends have resulted in a steadily changing distribution of Negro population between city and suburbs, as Figure 8 shows. While the total population has been spreading out to all portions of the metropolitan area, until the city of Washington today contains less than 40 per cent of all area residents, the Negro population is more heavily concentrated within the city than ever before.

FIGURE 8

Changing Distribution of Metropolitan Washington's Negro Population

(The areas within the circles are proportional to the changing size of the population.)



The City-Suburban Racial Pattern: 1960

The present distribution of nonwhites throughout the metropolitan area, both city and suburbs, is shown in Figure 9. With only a few exceptions, the most heavily Negro concentrations are located within the District of Columbia. The inner ring of suburbs is almost exclusively white, and the outermost sparsely-settled rural fringe again has substantial Negro representation. Some outlying areas even have a Negro majority.

Perhaps more than any other population characteristic, this pattern marks Washington as more a southern than a northern city. Like Washington, most metropolitan areas both north and south are most heavily Negro at the center. The new suburban areas are almost entirely white. In the north, however, there have never been many Negroes among the agricultural population, and the rural areas surrounding the suburbs are also heavily white. In the south, a much higher proportion of Negroes exist among rural dwellers; thus they show up on the fringes of suburbia. If present patterns continue, these outer tracts will become much more heavily white-occupied as the farms give way to suburban development.

There are a few spotty Negro concentrations within the inner ring

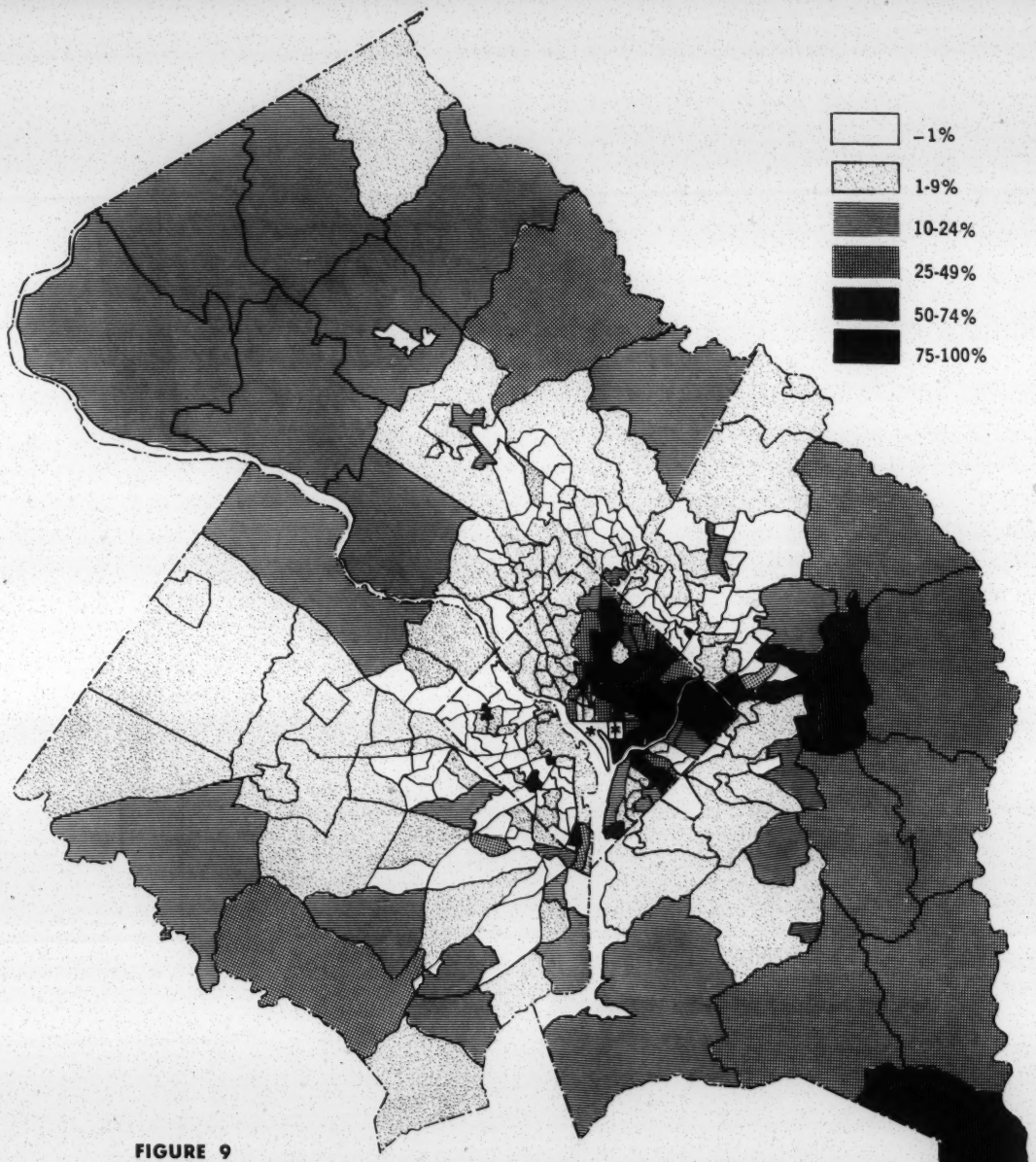


FIGURE 9

Percentage of Nonwhites by Census Tracts Washington Metropolitan Area 1960

* Under redevelopment

of suburbia. Three census tracts* in Prince Georges County, Maryland, three in Arlington County, Virginia, and one in Alexandria, Virginia were 75 per cent or more nonwhite in 1960. Altogether, these seven tracts contained almost 21,000 nonwhites or more than one-quarter of all nonwhites in the Washington suburbs. These suburban concentrations, however, have existed for many decades, and their existence does not mean that new suburban areas have recently been opened to Negro homeseekers.

*A census tract is a small area, having a population usually between 3,000 and 6,000 persons, into which the Bureau of the Census has subdivided metropolitan areas for statistical and local administrative purposes.

Changing Racial Patterns in the District of Columbia

While Negroes between 1950 and 1960 grew in number from 281,000 to 412,000, and in proportion of the city's population from 35 per cent to 54 per cent, this increase was relatively moderate when compared to others among the nation's 15 largest cities.

Figure 10 shows the proportional increase in Negro population for these 15 cities over the past decade. Nine cities exceeded Washington, and two more approximately equalled it. Only three had appreciably smaller proportional growth in their Negro population. Among those which substantially exceeded Washington were Milwaukee (187 per cent increase in Negro population); Dallas (127 per cent); Houston, (72 per cent); Cleveland (70 per cent); and Chicago (65 per cent).

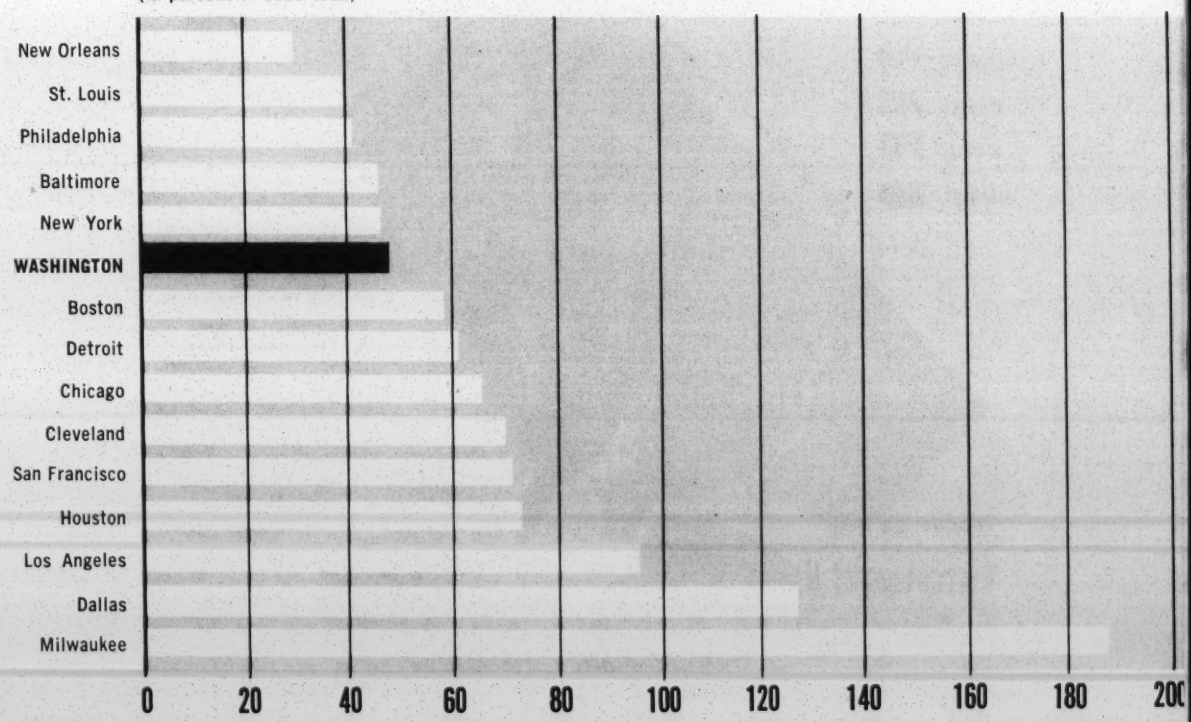
Nonetheless, there have been striking changes during the past ten years in the patterns of race and residence within the District of Columbia. The maps in Figures 11, 12, and 13 show the racial composition of Washington neighborhoods in 1940, 1950, and 1960. In 1940, there were three small areas of Negro concentration—in

FIGURE 10

Negro Population Growth, 1950 to 1960

Fifteen Largest Cities in the United States

(In percent of 1950 total)



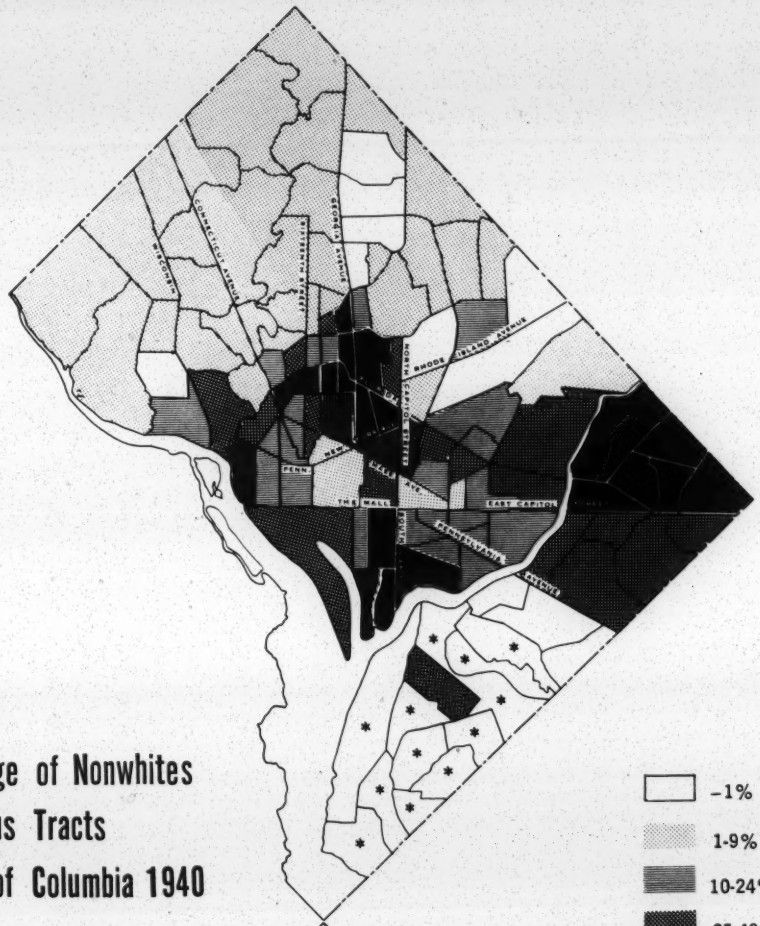


FIGURE 11

Percentage of Nonwhites by Census Tracts District of Columbia 1940

* Not available for 1940

- –1%
- 1-9%
- 10-24%
- 25-49%
- 50-74%
- 75-100%

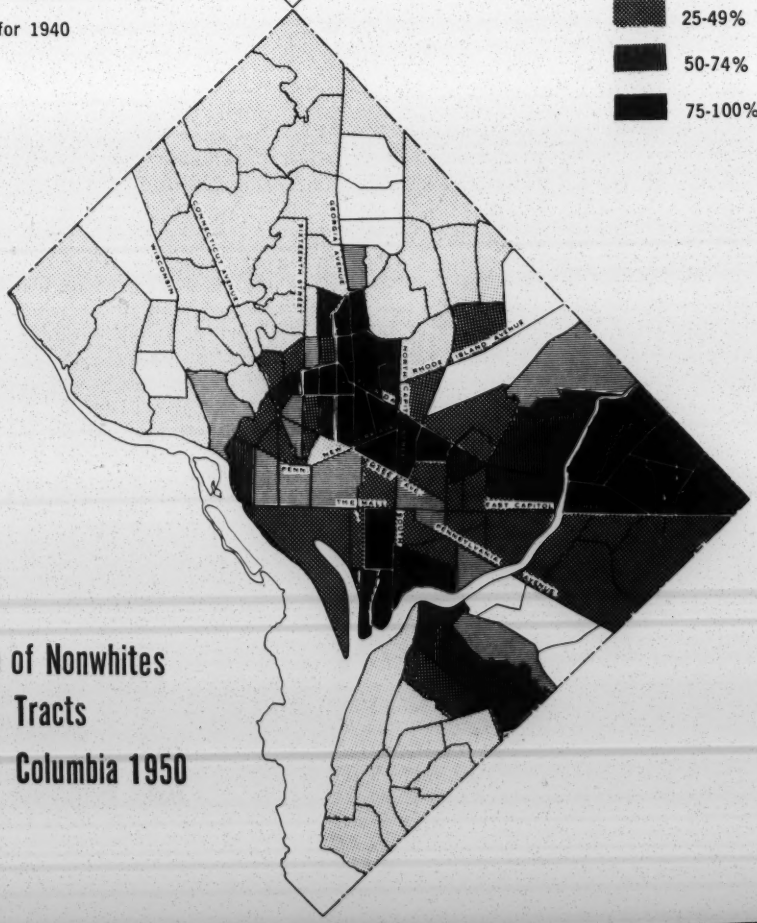


FIGURE 12

Percentage of Nonwhites by Census Tracts District of Columbia 1950

the northwest around Florida Avenue, in the far northeast across the Anacostia River, and in the neighborhoods along South Capitol Street. Surrounding these areas were neighborhoods of substantial but smaller Negro proportion. The bulk of the city's land area had very small percentages of Negroes.

By 1950, despite some changes, the pattern remained much the same. Negroes were still living in the same areas where they had been concentrated ten years earlier, with only slight expansion outward. This was the case despite the fact that there had been an increase of almost 100,000 Negroes during the preceding decade. This static pattern resulted in an intensification of Negro concentration plus an increase in overcrowding and doubling-up of families.

During the 1950's, however, many more neighborhoods were opened to Negro occupancy. The map for 1960 (Figure 13) shows vast increases in the extent of areas where Negroes are heavily concentrated and now make up 75 per cent or more of the population, as well as substantial expansion where Negroes are now found in smaller but appreciable proportions.

Although the Negro population has grown in many areas, three specific directions of expansion stand out in striking fashion: (1) a broad band extending eastward from North Capitol Street to the Anacostia River, and bounded roughly by East Capitol Street on the

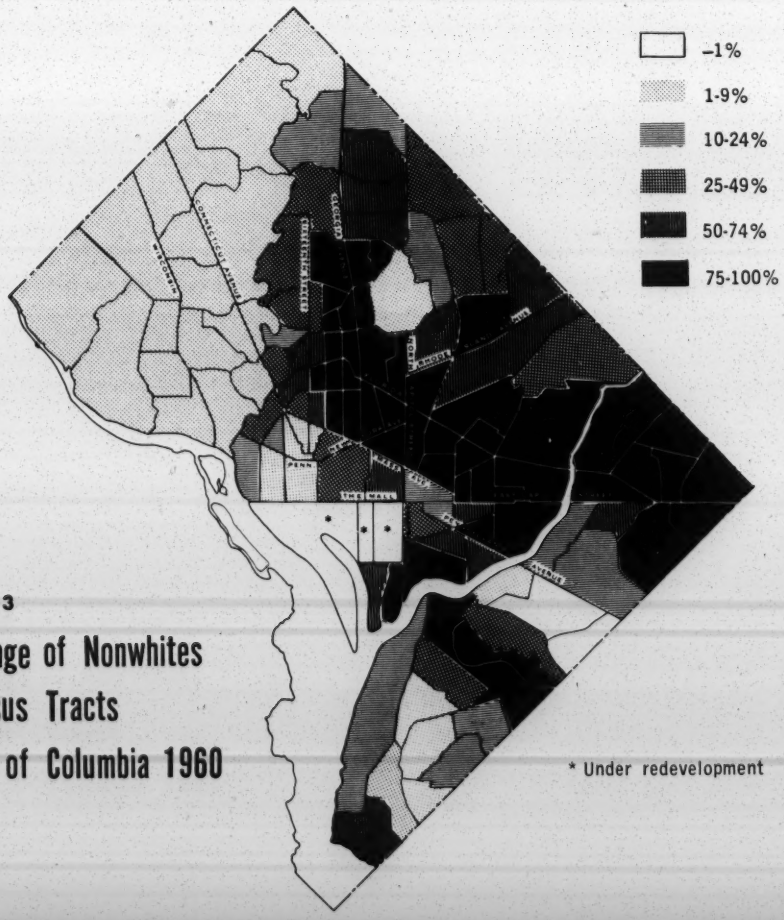


FIGURE 13

Percentage of Nonwhites by Census Tracts District of Columbia 1960

south and New York Avenue on the north; (2) the northwest area bounded roughly by Rock Creek Park on the west and North Capitol Street on the east, and extending from Park Road almost to the District-Maryland line; and (3) a narrow band extending in a northeast direction from North Capitol Street to the District-Maryland line and bounded roughly by Michigan Avenue on the west and Rhode Island Avenue on the east.

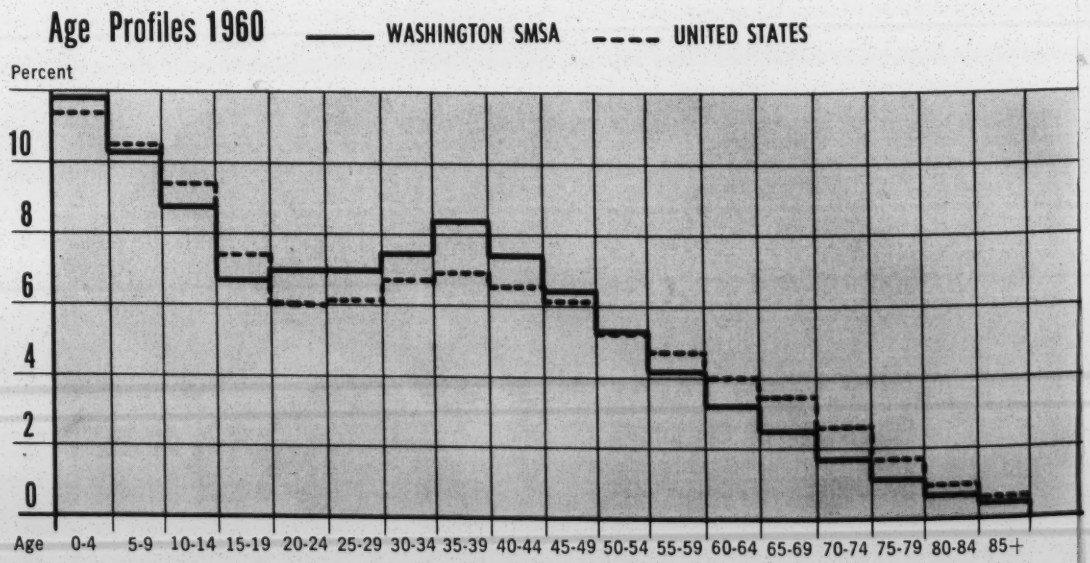
There has also been consolidation of Negro population within and between these areas, as well as a general increase in concentration in areas of the city where Negroes already existed in considerable numbers in 1940.

Racial Patterns in the District of Columbia: 1960

Although the city of Washington is now almost 55 per cent nonwhite and although large sections of the city have recently been opened up to Negro homeseekers, there is still considerable separation of the races in the District of Columbia. In 1960, about half of all nonwhite residents lived in census tracts where the population was 90 per cent or more nonwhite. These tracts were clustered mainly in the areas of long-time Negro occupancy—the neighborhoods around Florida Avenue and South Capitol Street and in the far northeast across the Anacostia River.

On the other hand, there were also sizeable sections of the District where the population was almost entirely white. Almost half of all white residents of the District of Columbia lived in census tracts where the color composition was 90 per cent or more white. Almost

FIGURE 14



all of these tracts were located in the northwest section of the city, primarily to the west of Rock Creek Park. There were also several tracts in the far southeast which were largely white.

Age Composition

In composition of its population by age groups, metropolitan Washington follows the national pattern fairly closely. Figure 14 compares the age "profiles" for the area as a whole and for the nation. The largest age group in each case is the young children; the smallest the very elderly, 85 years and over. In between, each successive age group tends to be smaller than the next younger. An exception to this rule is the relatively small number of persons between 15 and 29 years, a reflection of low birth rates during the depression of the 1930's and World War II.

Age Profiles in the Suburbs: 1960

Somewhat different pictures emerge, however, when the age structure of metropolitan Washington is analyzed along both geographic and racial lines. See Figure 15. In the suburbs, the age profiles are quite similar for whites and nonwhites. Among both, young children are relatively frequent and elderly persons comparatively infrequent.

Children under 15 make up about a third of each group. By contrast, only 4.5 per cent of suburban whites and 4.2 per cent of suburban nonwhites were 65 years of age or older in 1960. The national average was 9.2 per cent.

Age Profiles in the District of Columbia: 1960

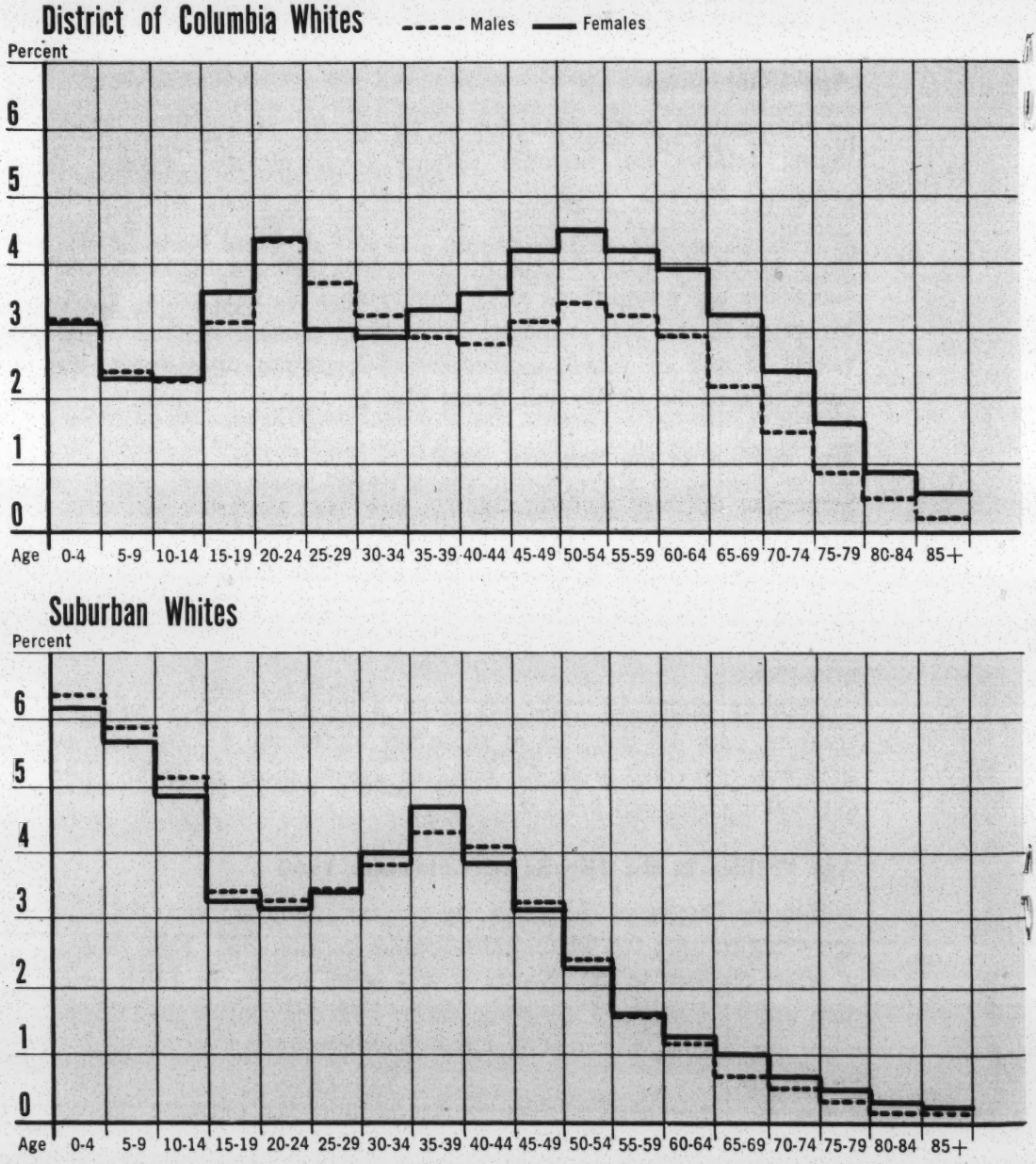
Within the District of Columbia, by contrast, there are very different age structures for the white and nonwhite populations. The number of white children in the District is very small today. In 1960, children under 15 years of age made up only 16 per cent of the District white population; this was just half their proportion in the nation as a whole.

On the other hand, half of all whites were 40 years of age or older, or beyond the usual childbearing years. About 14 per cent of all whites now living in the District are 65 years or older. The largest five-year age segment among whites of either sex is women between the ages of 50 and 54.

Among nonwhites, on the contrary, children predominate to about the same degree as among suburbanites regardless of race. More than one-third of all nonwhites living in the city of Washington in 1960 were less than 15 years old.

Coupled with the sparce child population among whites, this

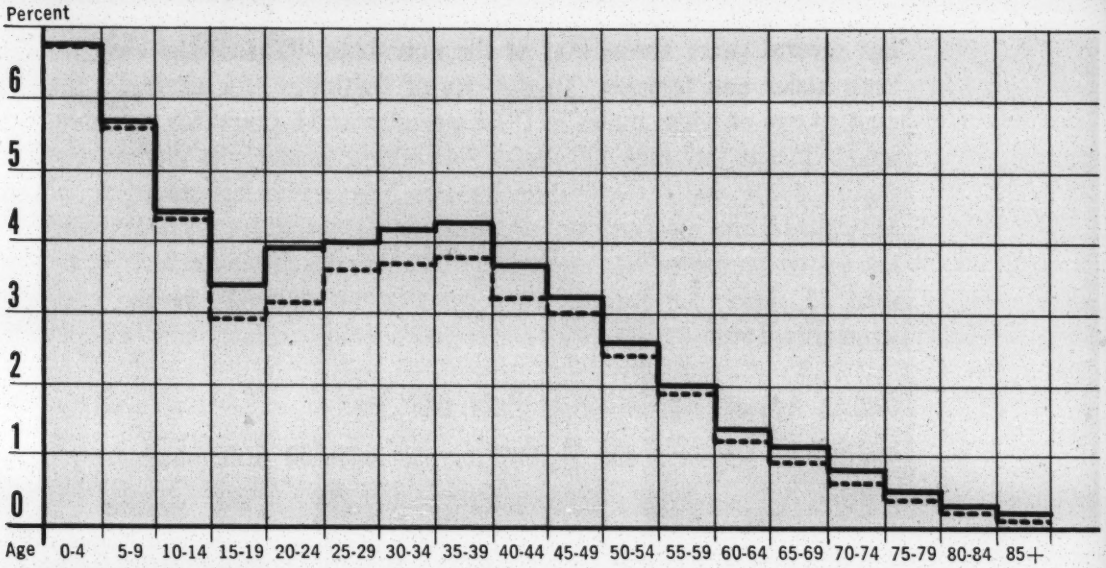
FIGURE 15 **Metropolitan Washington Area Population Distribution by Age and Sex 1960**



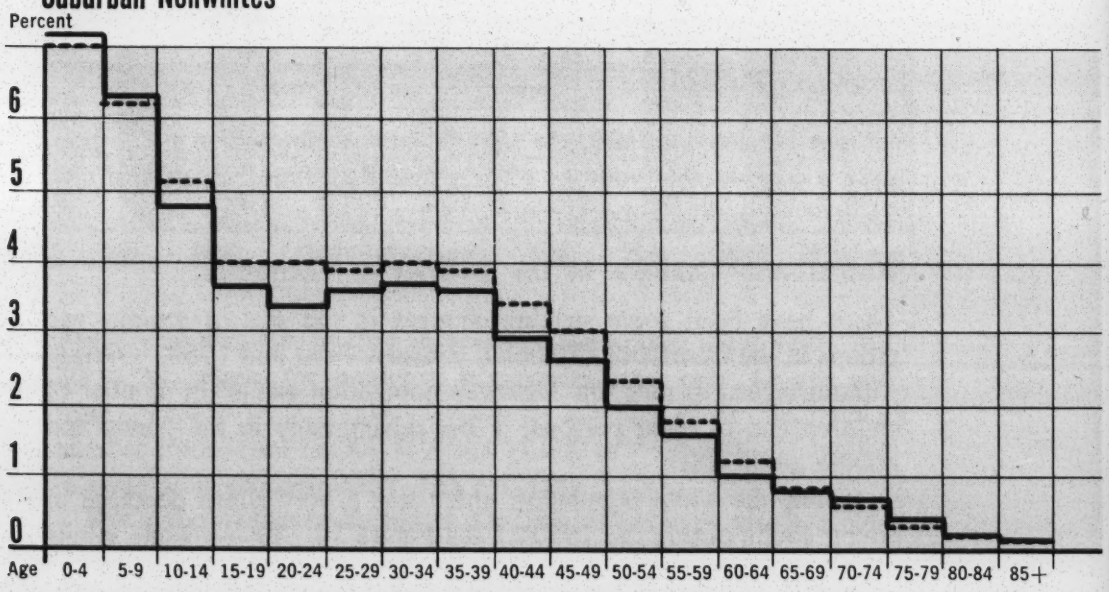
fact accounts in large part for the preponderance of Negro youngsters in the District's public school system. Disproportionate use by whites of private schools clearly is a minor factor. In 1960, the public school population was reported to be about 80 per cent Negro. In the same year, nonwhite children comprised over 70 per cent of all Washington children under the age of 18.

Another indication of the size differential of age groups in the

District of Columbia Nonwhites



Suburban Nonwhites



District of Columbia is reflected in the 1960 median ages for the white and nonwhite populations.

A "median age" is that age which divides the population into two equal-sized parts. Half of the population will be younger than the median; the other half will be older. Where there is a high median age, therefore, there will be correspondingly few children. A high median age also means that fewer of the adults are still capable of

bearing children.

Washington is not alone in having a white population considerably older on the whole than its nonwhite residents. Within every one of the 15 largest cities in the United States, the whites have a median age several years above that of the nonwhites. This is the case for both males and females. In the city of Baltimore, for example, the median age of white males in 1960 was almost 34 years; for nonwhite males, it was less than 25 years. For white females, the median age was over 36, and for nonwhite females it was also less than 25. In Milwaukee, the median age for white males was about 31 years, and for nonwhite males 20 years; for white females it was a little more than 32 years, but for nonwhite females not quite 21 years. (See Appendix Table 8.)

Median Age of Population by Race and Sex
District of Columbia and Washington Metropolitan Area 1960

	Whites		Nonwhites	
	Males	Females	Males	Females
District of Columbia	36.3 yrs.	43.0 yrs.	26.6 yrs.	27.6 yrs.
Metropolitan Washington	28.4	31.1	26.2	26.9

SOURCE: U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia.* U. S. Government Printing Office, Washington, D.C., 1961.

Like Washington, also, the suburbs surrounding other major cities have a considerably younger white population than their central city, and correspondingly more white children.

Recent Age Changes in the District of Columbia

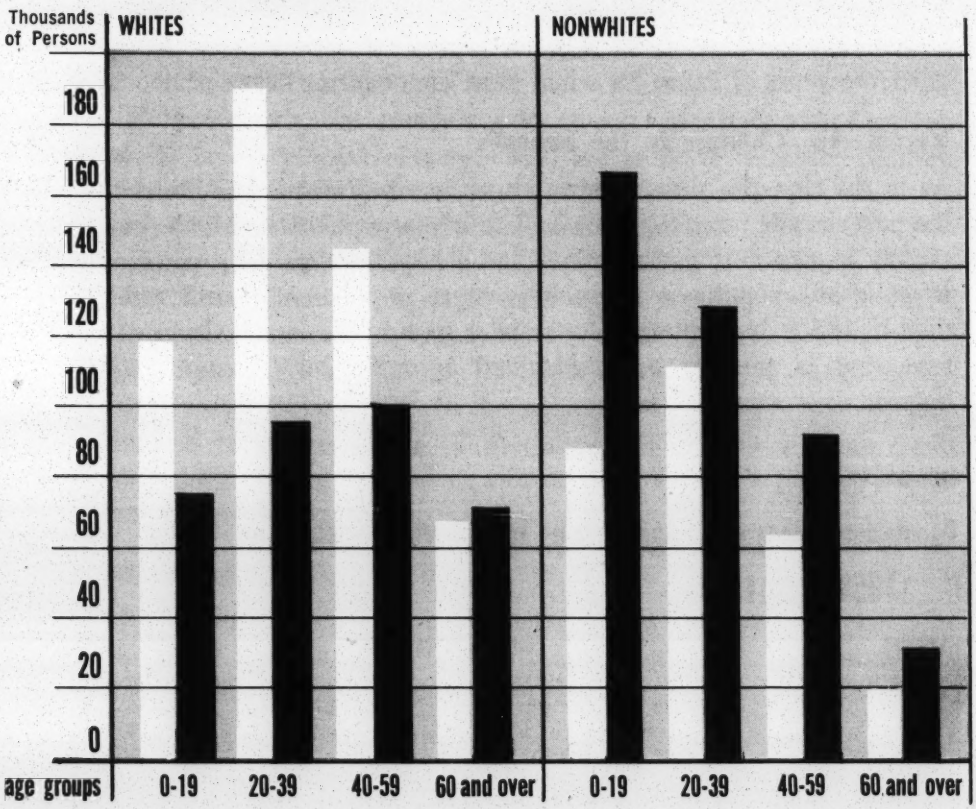
There have been some striking changes in the size of various age groups in the District of Columbia between 1950 and 1960. Overall, without regard to race, the District's population gained in number of children and of older persons; it lost substantially in the young and middle adult years.

Among the white population, there was a very sharp decrease in young adults during the 1950's. See Figure 16. Young white adults between the ages of 20 and 39 went down from almost 190,000 in 1950 to less than 100,000 in 1960—almost a 50 per cent drop. There were also substantial declines in children under 20 and in adults between 40 and 59. By contrast, there was a slight increase among persons over 60.

The nonwhite population, on the other hand, gained in every age bracket during the decade. By far the greatest increase was in the youngest age group. Nonwhite children under 20 almost doubled in number—from about 88,000 in 1950 to more than 166,000 in 1960.

FIGURE 16

Population Change by Age Groups in the District of Columbia



There was a much smaller increase in the young adult years from 20 to 39. Here, the nonwhite population grew only 13 per cent, from 113,000 to 128,000. Nonwhites 60 and older increased in number from about 19,000 to about 31,000 in the decade—a relatively large gain proportionally, but not numerically.

While the white population of the District has been growing older, its nonwhite population has been getting younger. These changes have had a sweeping effect on the relative number of whites and nonwhites at various age levels.

In 1950, whites outnumbered nonwhites within each major age group. By 1960, however, there were more than twice as many nonwhites as whites among children under 20. There was a substantial but less overwhelming predominance of nonwhites among young adults. Whites still held a slight edge among persons between 40 and 59. But they outnumbered nonwhites by more than two to one among those over 60.

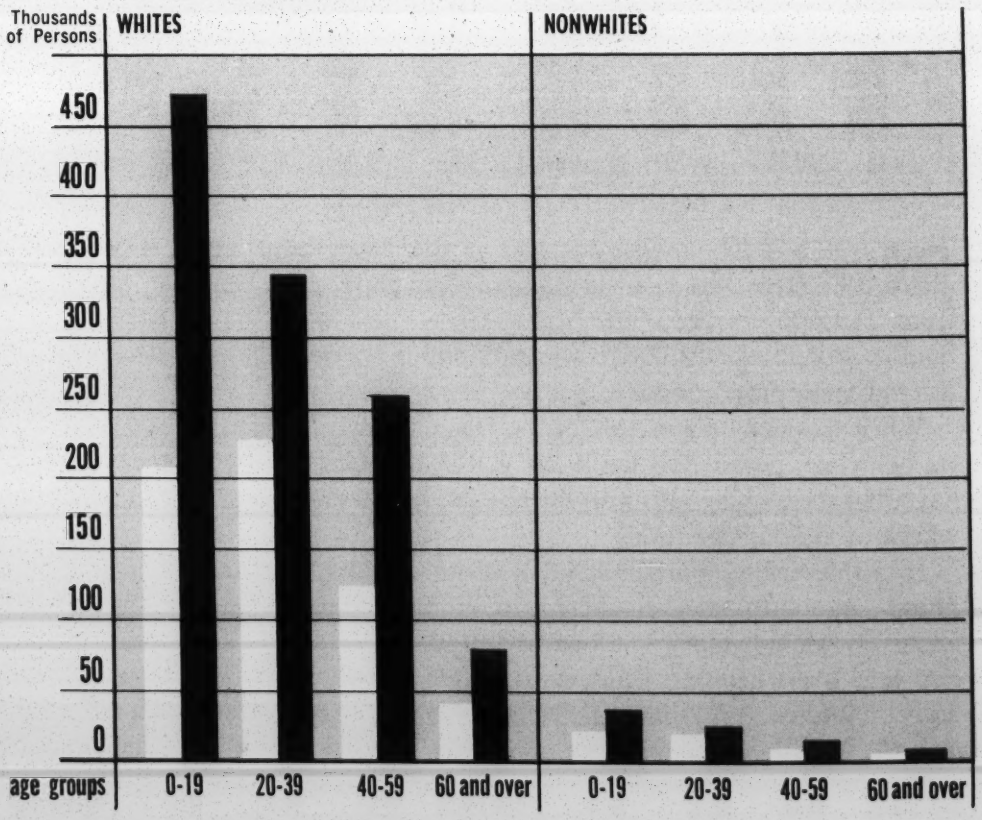
Changes of this magnitude presage further change for the future, if the present distribution of the races between the city and suburbs continues. The white population within the District of Columbia has largely lost the capacity to reproduce itself. But, if nonwhites remain confined almost entirely within the city as at present, the next two decades will see over 160,000 nonwhites within the District enter the years of 20 to 39 when most childbearing takes place.

Recent Age Changes in the Suburbs

As in the city, the suburbs have experienced dramatic age shifts in the past decade. See Figure 17. The white population, which grew rapidly in size during the period, had a huge increase in proportion of children—making it a much younger population overall today than in 1950. Nonwhites, a far smaller group numerically, increased somewhat in number but maintained approximately the same age balance as a decade earlier.

FIGURE 17

Population Change by Age Groups in Suburban Washington



In 1950, young white adults in the age bracket 20 to 39 outnumbered children under 20. By 1960, the number of children had more than doubled, from 209,000 to 474,000. They now substantially outnumber their elders in the 20 to 39 group.

Like the children, white adults 40 to 59 more than doubled in number in the suburbs during the decade. Those 60 and over almost doubled.

Proportionally, the smallest gain among suburban whites was in the 20 to 39 bracket. Numerically, the increase in white children under 20 (265,000) almost equalled the increase in all other age groups of the suburban white population combined (288,000).

Today, the 474,000 white children under 20 residing in the suburbs constitute almost one-fourth of the population of the entire metropolitan area, and approximately equal the area's total population before World War I. They also come close to equalling the total number of nonwhites in the metropolitan area. If most of these children remain residents of the metropolitan area as they reach adult status during the coming two decades, further rapid population growth seems assured.

Population Composition by Sex

Metropolitan Washington is characterized by a somewhat higher proportion of females among its total population than is the nation as a whole. Because of their longer life span, females usually predominate numerically. For the United States, the ratio is 97 males to every 100 females. But in the Washington metropolitan area there are only 95 males to every 100 females.

This is an excess female population of almost 52,000 persons. The sex imbalance is a reflection of the large number of clerical jobs available with federal government and the relative absence of industrial employment in the area.

Ratio of Males Per 100 Females 1960

United States	97.1 males
Washington SMSA	95.0
District of Columbia	88.3
Suburban Washington	99.3

Almost all of the excess, however, occurs within the city of Washington itself. In 1960, there were over 47,000 more females than males in the District of Columbia. Both white and nonwhite populations were thus skewed. The excess female population among

whites was about 29,000; among nonwhites, there were almost 19,000 extra females.

There are differences between whites and nonwhites, however, in the age brackets at which the sex imbalance occurs. Refer back to Figure 15. For the white population the imbalance is not substantial until age 40; from this age on, women greatly outnumber men. For nonwhites, on the other hand, the years of greatest imbalance are from 20 to 44 years. Between these ages there are almost 11,000 more nonwhite women than men. (See Appendix Table 11.)

These differences are unquestionably related to the proportion of nonwhite families broken by divorce or separation, and the frequency of widowhood among whites. These will be discussed in a subsequent section.

Traditionally, the District of Columbia has always contained more women than men. However, the ratio of males to females among whites has decreased significantly since the beginning of the century —from 94.8 in 1900 to 84.5 in 1960. The nonwhite ratio, on the other hand, has been on the increase. In 1900, there were approximately 80 nonwhite males to every 100 females; today, the ratio is 91.5 males.

Changing Ratio of Males Per 100 Females in the District of Columbia 1900—1960

	Whites	Nonwhites
1900	94.8	80.2
1910	94.9	83.0
1920	87.0	87.0
1930	91.4	89.8
1940	92.4	90.7
1950	88.2	90.6
1960	84.5	91.5

SOURCE: U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia.* U. S. Government Printing Office, Washington, D.C., 1961.

Outside the city of Washington, the excess of females is only a slight 4,000. But, again, there are important differences between the white and nonwhite populations of the outlying areas. The white population is closely balanced, with 99 men to every 100 women; the sexes are almost equally matched in every age group until the later years when the higher death rates among males begin taking their toll. These ratios reflect a population made up largely of complete family groups.

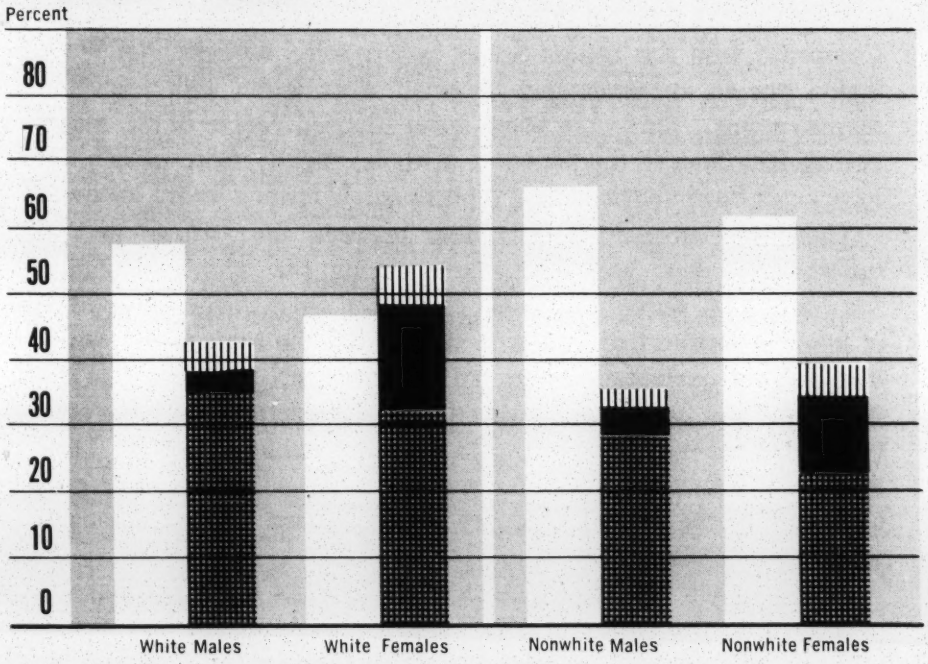
Among suburban nonwhites, on the other hand, males greatly

FIGURE 18

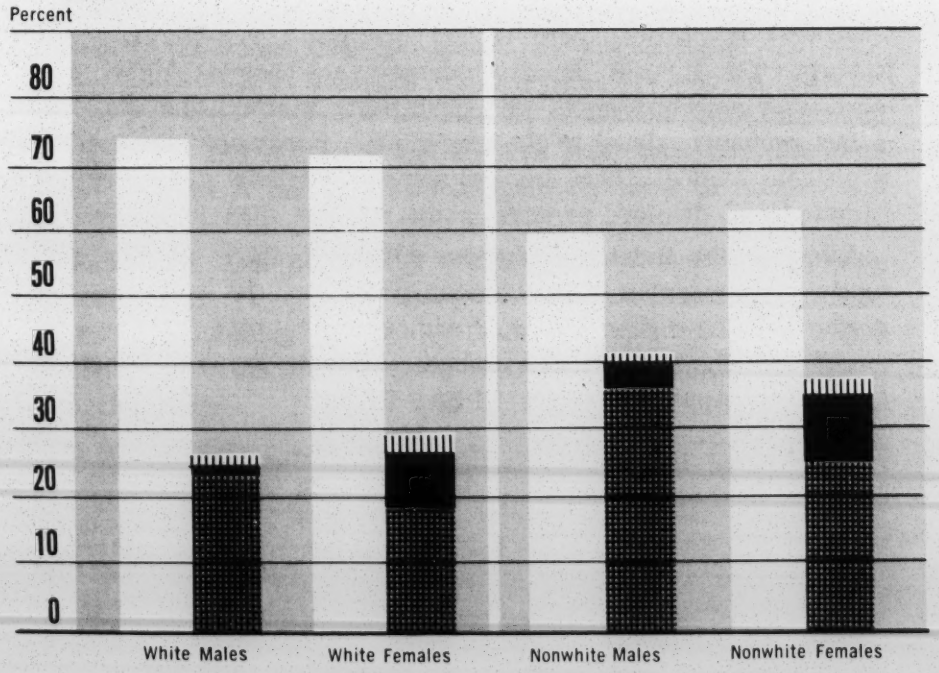
Marital Status by Sex and Race in Washington Metropolitan Area 1960

Married Single Widowed Divorced

District of Columbia



Suburbs



predominate. There are more than 107 nonwhite men to every 100 nonwhite women, indicating a large surplus of single men. Such ratios are often found among groups heavily engaged in agriculture and in construction work.

Marital Status of the Population

Compared with the United States as a whole, metropolitan Washington has an approximately "normal" distribution with respect to marital status. There are some fewer married people in the metropolitan area than in the nation as a whole; slightly more people who have never been married; and proportionately fewer who are widowed.

There are substantial differences between the District and its suburbs, however, and particularly among the white population. See Figure 18. Suburban whites contain a much higher proportion of married persons than whites in the city. By the same token, within the city the percentages who have never been married, who are widowed, and who are divorced are considerably larger—often twice as great—as the same categories for suburban areas. These differences reflect the lower average age of the suburban white population, plus the greater tendency of unattached young persons to reside in the city.

Less than half the white females in the District today are married, a substantial decline from 1950 when a majority were. Coupled with the high average age of the white population, this fact has profound implications for the ability of whites within the city to maintain their number—implications which will be discussed in a succeeding section.

Among nonwhites, there is less divergence between city and suburbs. The suburbs, however, contain a somewhat higher proportion of nonwhite males who have never married than the city, a fact probably related to the excess male population discussed in a previous section. There are also somewhat smaller percentages of widowed and divorced persons in the suburbs than in the District.

When whites and nonwhites are compared, there are few consistent differences in marital status. However, the percentage of persons who have been separated without the formality of a divorce is substantially higher for nonwhites, in both city and suburban areas. (See Appendix Tables 13 and 14.)

Migration and Fertility as Factors in Population Change

The large changes in population in the District of Columbia and its suburban areas during the past decade are a result of the interaction of two factors. One is migration of persons into and out of the areas. The other is natural increase, or the excess of births

over deaths. By analyzing vital statistics in conjunction with census population data, it is possible to determine the relative contribution of each factor.*

The District of Columbia's population declined by about 38,000 persons from 1950 to 1960. But this figure does not indicate the total number of persons who must have left the city during the decade, since there was also natural increase in the resident population. Altogether, over 201,000 babies were born, and less than 85,000 persons died, leaving a natural increase of about 117,000 persons. Had all these persons remained, and had there been no change among other population segments, the District's population would have grown by 117,000. The net decline of 38,000 persons, added to the natural increase of 117,000, means that there must have been a "net out-migration" from the District of about 155,000 persons.

This shift was accompanied by a sharp change in the balance of white and nonwhite population, which again was the result of migration and natural increase in each group. The actual decline in white population during the period amounted to about 172,000 persons. But 40,000 more white babies were also born in the District than whites who died, making a net out-migration of 212,000 whites.

While whites were leaving, nonwhites were entering the District. The nonwhite population increased by about 134,000 persons. Of this amount, about 77,000 was accounted for by an excess of nonwhite births over nonwhite deaths. The remainder, about 57,000 persons, represented the net in-migration of nonwhites to the District of Columbia. Over the decade, the net in-migration of nonwhites to the District averaged 5,700 persons per year or less than 16 per day. This effectively represented almost the entire migration of nonwhites into the entire metropolitan area, since nonwhite population growth in the suburbs was relatively small in number and was due mainly to natural increase.

During the same period, the total population of suburban Washington increased by approximately 575,000. Of this number, about 200,000 represented natural increase, and about 375,000 represented a net in-migration to the suburban areas from the District and elsewhere.

*The analysis of the relative contributions of migration and natural increase is not precise, since it omits certain statistical adjustments for inadequate reporting of vital statistics and other discrepancies. The results will not agree exactly with analyses which take these factors into account. Nonetheless, the errors introduced are believed to be relatively insignificant. A more precise and detailed analysis of migration is now being prepared by Dr. Raymond Clapp, demographic consultant to the National Capital Planning Commission, the National Capital Regional Planning Council, and the Government of the District of Columbia.

Overall, the net in-migration of whites to metropolitan Washington probably totalled about 160,000 persons. This is an average of about 16,000 persons per year, or about 44 persons per day.

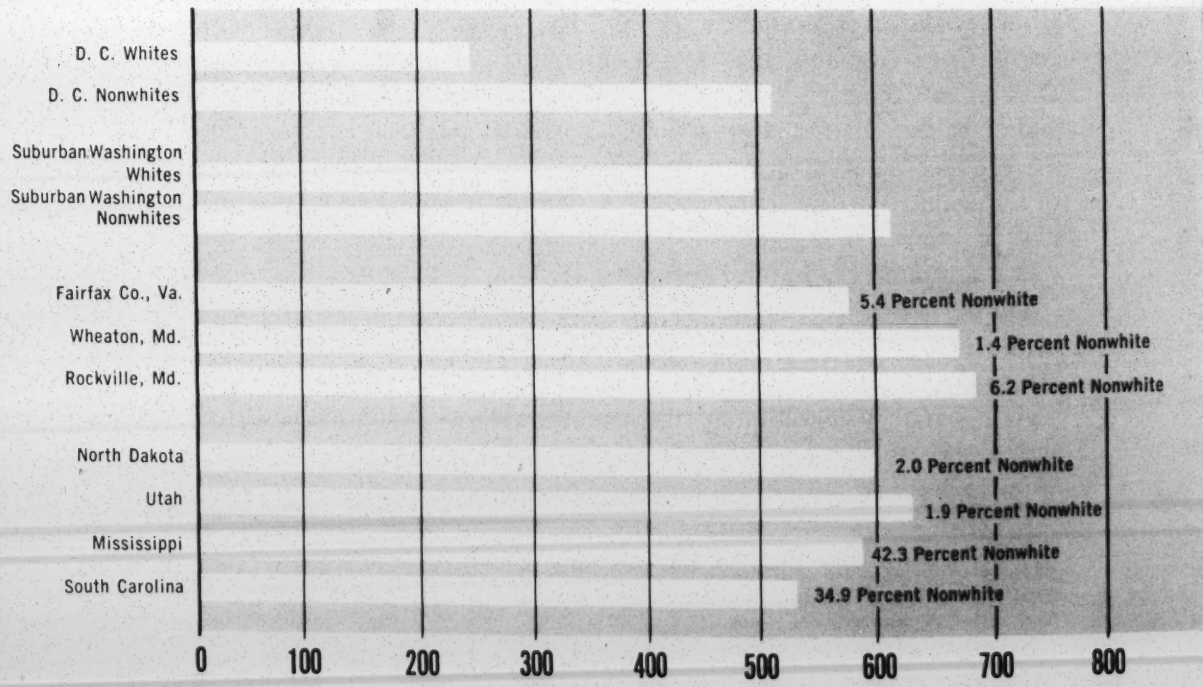
Of the total nonwhite increase in the city of Washington, about 57 per cent can be accounted for by an excess of births over deaths. In the suburbs, natural increase accounts for about 35 per cent of the total population growth. In an era of rapid population increase for the nation and the world, both whites and nonwhites have been contributing heavily to the growth of metropolitan Washington through their fertility.

Figure 19 shows the fertility ratios for whites and nonwhites in the District of Columbia and in the suburbs. It presents also the fertility ratios for the total populations of three suburban communities which have experienced unusually rapid overall growth. In addition, it gives the ratios of four largely rural states.

The fertility ratio compares the number of children under five years of age to the number of women aged 15 through 49. It thus relates the number of children recently born to the total number of persons capable of bearing children, since females 15 through 49 encompass virtually the entire childbearing range. It is a better measure of fertility than birth rates, which can be unduly influenced

FIGURE 19

Fertility Ratios 1960 (Children Under 5 per 1000 women 15-49)



by exceptionally large numbers of persons outside the childbearing years as well as by imbalances in the sex ratio. A fertility ratio of 500 means that there are 500 children under five for every 1,000 females aged 15 through 49 years.

As Figure 19 shows, the fertility ratios of District nonwhites and suburban whites are practically the same. Whites in the District have a much lower fertility ratio. This probably reflects the tendency for single persons and childless couples among the white population to locate primarily in the District. On the other hand, families with children, if white, go mainly to the suburbs; if Negro, they remain principally within the District of Columbia.

Suburban nonwhites have a somewhat higher fertility level than suburban whites or District nonwhites. However, the overall fertility ratios of the suburban communities of Wheaton and Rockville are higher still. Both of these communities are heavily white and have experienced exceedingly rapid growth in recent years.

There is a popular belief that nonwhites in urban areas are reproducing at a rate much faster than a comparable white population, and that this fact plays a large role in Negroes' rapid increase within the cities. This belief is not borne out by the population statistics for the Washington metropolitan area. In fact, the overall fertility ratios of half the states in the nation are higher today than that of the District's nonwhite population. Four of these states—two of them almost entirely white and two with large nonwhite populations—are also illustrated for comparison in Figure 19.

APPENDIX

TABLE 1

Total Population Fifteen Largest Cities and Their Metropolitan Areas 1960

	City	*SMSA*
New York, N. Y.	7,781,984	10,694,633
Chicago, Ill.	3,550,404	6,220,913
Los Angeles, Calif.	2,479,015	6,742,696
Philadelphia, Pa.	2,002,512	4,342,897
Detroit, Mich.	1,670,144	3,762,360
Baltimore, Md.	939,024	1,727,023
Houston, Texas	938,219	1,243,158
Cleveland, Ohio	876,050	1,796,595
Washington, D. C.	763,956	2,001,897
St. Louis, Mo.	750,026	2,060,103
Milwaukee, Wis.	741,324	1,194,290
San Francisco, Calif.	740,316	2,783,359
Boston, Mass.	697,197	2,589,301
Dallas, Texas	679,684	1,083,601
New Orleans, La.	627,525	868,480

SOURCE: U. S. Bureau of the Census. *1960 Census of Population. Population of Standard Metropolitan Statistical Areas: 1960 and 1950.* Supplementary Report PC(S1)-1, April 10, 1961.

TABLE 2

Percent Change in Population of Metropolitan Washington by District of Columbia and Suburbs 1900-1960

	1900-1910	1910-1920	1920-1930	1930-1940	1940-1950	1950-1960
Washington, D. C.	18.8%	32.2%	11.3%	36.2%	21.0%	−4.8%
Montgomery Co., Md.	5.4	8.8	40.9	70.5	95.9	107.4
Prince Georges Co., Md.	20.9	19.9	38.6	48.9	117.0	84.1
Arlington Co., Va.	59.1	56.8	65.9	114.3	137.5	20.6
Fairfax Co., Va.	10.5	6.8	15.1	62.0	159.2	179.0
Alexandria, Va.	5.5	17.8	33.7	38.8	84.3	47.3
Falls Church, Va.	*	*	*	**	**	35.3
TOTAL Metropolitan Area	17.6	28.4	17.5	44.0	51.3	36.7

SOURCE: Data for 1900 to 1950 compiled by the Office of Planning, Arlington County, Virginia; taken from *Population—Arlington County, Virginia.* Report Number 2, Master Plan Study, March 1956.

1960 data from U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics.* State reports. U. S. Government Printing Office, Washington, D.C., 1961.

* Included in Fairfax County and Arlington County percentages.
** Included in Fairfax County percentage.

TABLE 3

Percent Distribution of Metropolitan Washington Population by District of Columbia and Suburbs 1900-1960

	1900		1910	1920	1930		1940	1950	1960	
Washington, D. C.	73.6%		74.4%	76.5%	72.4%		68.5%	54.8%	38 2%	
Montgomery Co., Md.	8.1	16.0	7.2	6.1	7.3	16.2	8.7	11.2	17.0	34.9
Prince Georges Co., Md.	7.9		8.1	7.6	8.9		9.2	13.3	17.9	
Arlington Co., Va.	1.7	10.4	2.3	2.8	4.0	11.4	5.9	9.3	8.2	26.9
Fairfax Co., Va.	4.9		4.6	3.8	3.8		4.2	6.7	13.7	
Alexandria, Va.	3.8		3.4	3.2	3.6		3.5	4.2	4.5	
Falls Church, Va.	*		*	*	*		**	0.5	0.5	
TOTAL	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	

SOURCE: Data for 1900 to 1950 compiled by the Office of Planning, Arlington County, Virginia; taken from *Population—Arlington County, Virginia.* Report Number 2, Master Plan Study, March 1956.
1960 data from U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics.* State reports. U. S. Government Printing Office, Washington, D.C., 1961.

*Included in Fairfax County and Arlington County percentages. **Included in Fairfax County percentage.

TABLE 4

Distribution of Population Between Major Cities and Their Surrounding Areas Fifteen Largest Cities in the United States 1950 and 1960

	Major City	Surrounding Area		Major City	Surrounding Area
New York, N. Y.			Washington, D. C.		
1950	82.6%	17.4%	1950	54.8%	45.2%
1960	72.8	27.2	1960	38.2	61.8
Chicago, Ill.			St. Louis, Mo.		
1950	69.9	30.1	1950	49.8	50.2
1960	57.1	42.9	1960	36.4	63.6
Los Angeles, Calif.			Milwaukee, Wis.		
1950	45.1	54.9	1950	66.6	33.4
1960	36.8	63.2	1960	62.1	37.9
Philadelphia, Pa.			San Francisco, Calif.		
1950	56.4	43.6	1950	34.6	65.4
1960	46.1	53.9	1960	26.6	73.4
Detroit, Mich.			Boston, Mass.		
1950	61.3	38.7	1950	33.2	66.8
1960	44.4	55.6	1960	26.9	73.1
Baltimore, Md.			Dallas, Texas		
1950	67.6	32.4	1950	58.4	41.6
1960	54.4	45.6	1960	62.7	37.3
Houston, Texas			New Orleans, La.		
1950	73.9	26.1	1950	83.2	16.8
1960	75.5	24.5	1960	72.3	27.7
Cleveland, Ohio					
1950	62.4	37.6			
1960	48.8	51.2			

SOURCE: Based on U. S. Bureau of the Census. *1960 Census of Population. Population of Standard Metropolitan Statistical Areas: 1960 and 1950.* Supplementary Report PC(S1)-1, April 10, 1961.

TABLE 5

Negro Population for Selected Standard Metropolitan Statistical Areas 1960

	Total Population	Negro Population Number	Negro Population Percent of Total
New York, N. Y.	10,694,633	1,227,625	11.5
New York	7,781,984	1,087,931	14.0
Outside central city	2,912,649	139,694	4.8
Chicago, Ill.	6,220,913	890,154	14.3
Chicago	3,550,404	812,637	22.9
Outside central city	2,670,509	77,517	2.9
Los Angeles-Long Beach, Calif.	6,742,696	464,717	6.9
Los Angeles	2,479,015	334,916	13.5
Long Beach	344,168	9,531	2.8
Outside central cities	3,919,513	120,270	3.1
Philadelphia, Pa.	4,342,897	671,304	15.5
Philadelphia	2,002,512	529,240	26.4
Outside central city	2,340,385	142,064	6.1
Detroit, Mich.	3,762,360	558,870	14.9
Detroit	1,670,144	482,223	28.9
Outside central city	2,092,216	76,647	3.7
Baltimore, Md.	1,727,023	378,575	21.9
Baltimore	939,024	326,589	34.8
Outside central city	787,999	51,986	6.6
Houston, Texas	1,243,158	246,351	19.8
Houston	938,219	215,037	22.9
Outside central city	304,939	31,314	10.3
Cleveland, Ohio	1,796,595	257,273	14.3
Cleveland	876,050	250,818	28.6
Outside central city	920,545	6,455	0.7
Washington, D. C.-Md.-Va.	2,001,897	487,183	24.3
Washington	763,956	411,737	53.9
Outside central city	1,237,941	75,446	6.1
St. Louis, Mo.-Ill.	2,060,103	294,873	14.3
St. Louis	750,026	214,377	28.6
Outside central city	1,310,077	80,496	6.1
Milwaukee, Wis.	1,194,290	63,170	5.3
Milwaukee	741,324	62,458	8.4
Outside central city	452,966	712	0.2
San Francisco-Oakland, Calif.	2,783,359	238,754	8.6
San Francisco	740,316	74,383	10.0
Oakland	367,548	83,618	22.8
Outside central cities	1,675,495	80,753	4.8
Boston, Mass.	2,589,301	77,781	3.0
Boston	697,197	63,165	9.1
Outside central city	1,892,104	14,616	0.8
Dallas, Texas	1,083,601	155,488	14.3
Dallas	679,684	129,242	19.0
Outside central city	403,917	26,246	6.5
New Orleans, La.	868,480	267,478	30.8
New Orleans	627,525	233,514	37.2
Outside central city	240,955	33,964	14.1

SOURCE: U. S. Bureau of the Census. *1960 Census of Population. Negro Population for Selected Standard Metropolitan Statistical Areas: 1960.* Press release CB61-22, March 26, 1961.

TABLE 6

Percent Change in Total and Negro Population Washington Metropolitan Area 1900-1960

	Total	Negro
1900-1910	17.6%	5.1%
1910-1920	28.4	11.5
1920-1930	17.5	18.3
1930-1940	44.0	36.9
1940-1950	51.3	47.4
1950-1960	36.7	44.2
1900-1960	428.8	303.5

SOURCE: Data for 1900 to 1950 compiled by the Office of Planning, Arlington County, Virginia; taken from *Population—Arlington County, Virginia*. Report Number 2, Master Plan Study, March 1956.

1960 data from U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia*. U. S. Government Printing Office, Washington, D. C., 1961.

TABLE 7

Rate of Growth of Total and Negro Populations in the Fifteen Largest Cities in the United States and Their Metropolitan Areas 1950-1960

	Total Population			Negro Population		
	1950	1960	Percent Change	1950	1960	Percent Change
New York SMSA	9,555,943	10,694,633	11.9%	820,227	1,227,625	49.7%
New York	7,891,957	7,781,984	—1.4	747,608	1,087,931	45.5
Suburbs	1,663,986	2,912,649	75.0	72,619	139,694	92.4
Chicago SMSA	5,177,868	6,220,913	20.1	535,905	890,154	66.1
Chicago	3,620,962	3,550,404	−1.9	492,265	812,637	65.1
Suburbs	1,556,906	2,670,509	71.5	43,640	77,517	77.6
Los Angeles-Long Beach SMSA	4,367,911	6,742,696	54.4	218,770	464,717	112.4
Los Angeles	1,970,358	2,479,015	25.8	171,209	334,916	95.6
Long Beach	250,767	344,168	37.2	4,267	9,531	123.4
Suburbs	2,146,786	3,919,513	82.6	43,294	120,270	177.8
Philadelphia SMSA	3,671,048	4,342,897	18.3	480,075	671,304	39.8
Philadelphia	2,071,605	2,002,512	—3.3	376,041	529,240	40.7
Suburbs	1,599,443	2,340,385	46.3	104,034	142,064	36.6
Detroit SMSA	3,016,197	3,762,360	24.7	357,800	558,870	56.2
Detroit	1,849,568	1,670,144	—9.7	300,506	482,223	60.5
Suburbs	1,166,629	2,092,216	79.3	57,294	76,647	33.8
Baltimore SMSA	1,405,399	1,727,023	22.9	265,415	378,575	42.6
Baltimore	949,708	939,024	—1.1	225,099	326,589	45.1
Suburbs	455,691	787,999	72.9	40,316	51,986	28.9
Houston SMSA	806,701	1,243,158	54.1	149,286	246,351	65.0
Houston	596,163	938,219	57.4	124,766	215,037	72.4
Suburbs	210,538	304,939	44.8	24,520	31,314	27.7
Cleveland SMSA	1,465,511	1,796,595	22.6	152,118	257,273	69.1
Cleveland	914,808	876,050	—4.2	147,847	250,818	69.6
Suburbs	550,703	920,545	67.2	4,271	6,455	51.1
Washington SMSA	1,464,089	2,001,897	36.7	337,757	487,183	44.2
Washington	802,178	763,956	—4.8	280,803	411,737	46.6
Suburbs	661,911	1,237,941	87.0	56,954	75,446	32.5
St. Louis SMSA	1,719,288	2,060,103	19.8	215,436	294,873	36.9
St. Louis	856,796	750,026	—12.5	153,766	214,377	39.4
Suburbs	862,492	1,310,077	51.9	61,670	80,496	30.5
Milwaukee SMSA	956,948	1,194,290	24.8	22,129	63,170	185.5
Milwaukee	637,392	741,324	16.3	21,772	62,458	186.9
Suburbs	319,556	452,966	41.7	357	712	99.4
San Francisco-Oakland SMSA	2,240,767	2,783,359	24.2	147,223	238,754	62.2
San Francisco	775,357	740,316	—4.5	43,502	74,383	71.0
Oakland	384,575	367,548	—4.4	47,562	83,618	75.8
Suburbs	1,080,835	1,675,495	55.0	56,159	80,753	43.8
Boston SMSA	2,410,572	2,589,301	7.4	51,568	77,781	50.8
Boston	801,444	697,197	—13.0	40,057	63,165	57.7
Suburbs	1,609,128	1,892,104	17.6	11,511	14,616	27.0
Dallas SMSA	743,501	1,083,601	45.7	82,922	155,488	87.5
Dallas	434,462	679,684	56.4	56,958	129,242	126.9
Suburbs	309,039	403,917	30.7	25,964	26,246	1.1
New Orleans SMSA	685,405	868,480	26.7	199,527	267,478	34.1
New Orleans	570,445	627,525	10.0	181,775	233,514	28.5
Suburbs	114,960	240,955	109.6	17,752	33,964	91.3

SOURCE: Data for total population from U. S. Bureau of the Census. *1960 Census of Population. Population of Standard Metropolitan Statistical Areas: 1960 and 1950.* Supplementary Report PC(S1)-1, April 10, 1961. Data for Negro population compiled by Legislative Reference Service, Library of Congress.

TABLE 8

Median Age of the Population by Sex and Race in the 15 Largest Cities in the United States 1960

	White		Nonwhite	
	Males	Females	Males	Females
New York	35.2 yrs.	37.5 yrs.	28.1 yrs.	29.5 yrs.
Chicago	34.7	36.6	25.2	25.6
Los Angeles	33.3	35.8	27.6	27.6
Philadelphia	34.1	37.5	26.8	28.1
Detroit	35.8	36.9	26.5	26.4
Baltimore	33.7	36.5	24.6	24.8
Houston	28.2	28.6	24.2	24.7
Cleveland	32.7	34.3	26.5	26.6
Washington	36.3	43.0	26.6	27.6
St. Louis	34.6	39.1	24.5	26.9
Milwaukee	30.9	32.3	20.2	20.5
San Francisco	38.2	41.7	29.1	26.2
Boston	31.5	36.2	26.5	26.1
Dallas	29.6	31.4	23.5	25.0
New Orleans	32.2	35.1	22.0	25.4

SOURCE: U.S. Bureau of the Census. *1960 Census of Population. General Population Characteristics.* State reports. U. S. Government Printing Office, Washington, D. C., 1961.

TABLE 9

Change in White and Nonwhite Populations by Five-Year Age Groups, District of Columbia 1950 to 1960

	White				Nonwhite			
Age	1950	1960	Numerical Change	Percent Change	1950	1960	Numerical Change	Percent Change
0-4	41,042	21,388	—19,654	—48%	30,311	56,707	26,396	87%
5-9	28,115	16,042	—12,073	—43%	21,354	47,308	25,954	122%
10-14	21,713	16,033	— 5,680	—26%	18,326	36,194	17,868	98%
15-19	27,529	23,016	— 4,513	—16%	17,882	26,366	8,484	47%
20-24	46,577	30,242	—16,335	—35%	25,144	29,527	4,383	17%
25-29	53,096	23,303	—29,793	—56%	31,453	31,895	442	1%
30-34	45,975	20,998	—24,977	—54%	28,402	33,255	4,853	17%
35-39	43,383	21,676	—21,707	—50%	28,310	33,683	5,373	19%
40-44	40,647	22,244	—18,403	—45%	22,613	28,980	6,367	28%
45-49	36,813	25,391	—11,422	—31%	17,979	26,121	8,142	45%
50-54	35,821	27,469	— 8,352	—23%	13,857	20,971	7,114	51%
55-59	30,117	25,365	— 4,752	—16%	9,207	16,193	6,986	76%
60-64	23,135	23,360	225	1%	6,690	11,086	4,396	66%
65-69	17,577	18,929	1,352	8%	5,761	8,282	2,521	44%
70-74	12,208	13,532	1,324	11%	3,543	5,641	2,098	59%
75-79	12,117	8,516	1,199	10%	2,900	3,593	2,422	84%
80-84		4,800				1,729		
85 +	2,000	2,959	959	48%	581	1,162	581	100%

SOURCE: Based on U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia.* U. S. Government Printing Office, Washington, D. C., 1961.

TABLE 10

Change in White and Nonwhite Populations by Five-Year Age Groups Suburban Washington 1950 to 1960

	White				Nonwhite			
Age	1950	1960	Numerical Change	Percent Change	1950	1960	Numerical Change	Percent Change
0-4	81,482	145,615	64,133	79%	7,011	11,463	4,452	64%
5-9	57,376	134,347	76,971	134%	5,632	10,070	4,438	79%
10-14	36,507	115,542	79,035	216%	5,031	7,966	2,935	58%
15-19	33,661	78,239	44,578	132%	4,830	6,184	1,354	28%
20-24	47,746	73,430	25,684	54%	5,612	5,920	308	5%
25-29	62,803	77,973	15,170	24%	5,714	6,052	338	6%
30-34	63,465	89,811	26,346	42%	4,871	6,155	1,284	26%
35-39	55,853	104,247	48,394	87%	4,536	6,056	1,520	34%
40-44	45,908	92,358	46,450	101%	3,730	5,048	1,318	35%
45-49	32,780	72,610	39,830	122%	2,913	4,444	1,531	53%
50-54	26,308	54,832	28,524	108%	2,410	3,434	1,024	42%
55-59	19,287	37,977	18,690	97%	1,545	2,752	1,207	78%
60-64	14,307	28,062	13,755	96%	1,365	1,794	429	31%
65-69	10,652	20,510	9,858	93%	1,063	1,311	248	23%
70-74	7,401	14,323	6,922	94%	793	1,000	207	26%
75-79	7,229	9,091	6,945	96%	651	610	276	42%
80-84		5,083				317		
85+	1,300	3,116	1,816	140%	139	199	60	43%

SOURCE: Based on U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia.* U. S. Government Printing Office, Washington, D. C., 1961.

TABLE 11

Excess of Females by Five-Year Age Groups, Whites and Nonwhites District of Columbia 1960

	Whites			Nonwhites		
Age	Number Males	Number Females	Excess of Females	Number Males	Number Females	Excess of Females
0-4	10,751	10,637	—114	28,503	28,204	—299
5-9	8,129	7,913	—216	23,545	23,763	218
10-14	7,920	8,113	193	17,843	18,351	508
15-19	10,583	12,433	1,850	12,260	14,106	1,846
20-24	15,066	15,176	110	13,175	16,352	3,177
25-29	12,995	10,308	–2,687	15,143	16,752	1,609
30-34	10,978	10,020	—958	15,593	17,662	2,069
35-39	10,156	11,520	1,364	15,792	17,891	2,099
40-44	9,686	12,558	2,872	13,474	15,506	2,032
45-49	10,784	14,607	3,823	12,502	13,619	1,117
50-54	11,731	15,738	4,007	10,194	10,777	583
55-59	10,993	14,372	3,379	7,973	8,220	247
60-64	9,942	13,418	3,476	5,217	5,869	652
65-69	7,713	11,216	3,503	3,810	4,472	662
70-74	5,193	8,339	3,146	2,405	3,236	831
75+	5,504	10,771	5,267	2,618	3,866	1,248
Total	158,124	187,139	29,015	200,047	218,646	18,599

SOURCE: Based on U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia.* U. S. Government Printing Office, Washington, D.C., 1961.

TABLE 12

Distribution of Population by Sex, Whites and Nonwhites District of Columbia (1900-1960) and Suburbs (1960)

	Whites			Nonwhites		
	Males	Females	Males per 100 females	Males	Females	Males per 100 females
District of Columbia						
1900	93,197	98,335	94.8	38,807	48,379	80.2
1910	115,001	121,127	94.9	43,049	51,892	83.0
1920	152,031	174,829	87.0	51,512	59,199	87.0
1930	169,023	184,958	91.4	62,860	70,028	89.8
1940	227,748	246,578	92.4	89,774	98,991	90.7
1950	242,737	275,128	88.2	135,181	149,132	90.6
1960	158,124	187,139	84.5	200,047	218,646	91.5
Suburbs						
1960	575,140	582,026	98.8	41,798	38,977	107.2

SOURCE: Based on U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia.* U. S. Government Printing Office, Washington, D.C., 1961.

TABLE 13

Marital Status, Whites and Nonwhites 14 Years and Over District of Columbia 1950-1960

	Whites			
	1950		1960	
	Males	Females	Males	Females
Single	30.2%	27.7%	34.6%	31.5%
Married	63.5	54.2	57.8	46.3
(Separated)*	(2.0)	(2.6)	(3.7)	(2.7)
Widowed	3.6	13.5	3.9	16.5
Divorced	2.8	4.6	3.6	5.7

	Nonwhites			
	1950		1960	
	Males	Females	Males	Females
Single	26.9%	21.7%	27.5%	22.0%
Married	66.9	62.0	65.8	61.9
(Separated)*	(8.2)	(11.1)	(7.8)	(10.6)
Widowed	4.4	13.5	4.3	12.2
Divorced	1.8	2.7	2.4	3.9

SOURCE: Based on U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia.* U. S. Government Printing Office, Washington, D.C., 1961.

* Subtotal of "Married."

TABLE 14

Marital Status, Whites and Nonwhites 14 Years and Over Suburbs 1950-1960

Whites

	1950		1960	
	Males	Females	Males	Females
Single	22.6%	16.5%	22.8%	17.5%
Married	74.1	72.6	73.9	71.5
(Separated)*	(N.A.)	(N.A.)	(1.0)	(1.4)
Widowed	2.0	8.5	1.7	8.4
Divorced	1.3	2.4	1.5	2.6

Nonwhites

	1950		1960	
	Males	Females	Males	Females
Single	34.4%	25.8%	35.2%	24.6%
Married	60.0	60.2	59.7	63.0
(Separated)*	(N.A.)	(N.A.)	(5.4)	(6.4)
Widowed	4.3	12.1	3.6	10.2
Divorced	1.3	1.9	1.5	2.2

SOURCE: Based on U. S. Bureau of the Census. *1960 Census of Population. General Population Characteristics. District of Columbia.* U. S. Government Printing Office, Washington, D. C., 1961.

* Subtotal of "Married."
N.A.–not available

1961

THE POLITICS OF THE METROPOLIS*

by

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Planning is of interest to politicians as it influences voting; as it changes the established power structure in executive departments; as it alters the value of land; as it affects taxes and tax rates; as it causes the migration of substantial numbers of people; and as it offers evidence of success or failure in governmental stewardship. Other considerations might be mentioned, but these are sufficient to introduce the subject of the relationship of politics to planning.

Planning must be considered in relation to cities, to metropolitan regions, to larger areas defined by river basins or natural resources. It should also be recognized that planning for central business districts, for suburban communities, for industrial areas, or for transportation, urban redevelopment, housing, or other special purposes--each will present its own special aspects and interests. All, however, must have some relationship to the future, and to intelligent foresight into the future, if we are to consider them planning. And for the purposes of this paper, we should be concerned with comprehensive, multi-purpose planning rather than with more limited programs.

Henry Adams observed that practical politics consists in ignoring the facts. It may consist in more or less successful endeavors to conceal the facts, or to make them appear to mean something else, but I think it is impossible today for practical politics to ignore the facts. Further, it appears to me that more and more politicians are interested in the future, and are willing to put political bets on it, as distinguished from a more shortsighted and immediate concern with the next election, or tomorrow's vote. I might also risk the observation that while politicians are closely attuned to the immediate interests and concerns of their constituents, and reflect these in what they say and do, they are less likely to be fooled into thinking this is the whole story. For one thing, they often hear both sides of the story; for another, they know there will be a day of reckoning. These are some reasons for the growing sympathetic relationship between politics and planning.

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* Excerpt from Planning and the Urban Community, Harvey S. Perloff, ed., Carnegie Institute of Technology and University of Pittsburgh Press, 1961, pp. 83-93.

Planners, too, are more interested in politics. Having worked for politicians most of my life, I believe I can say this was not always so. Planners used to think of themselves as designers, makers of plans, creators of the city beautiful. They were employed by city planning commissions organized deliberately in order to set them apart from the presumably corrupting influences of city hall. Their plans often graced the wall, or filled the filing cabinet, but--despite notable exceptions, such as Burnham's Chicago plan--frequently failed to be carried out. These experiences grew to stigmatize the entire planning profession. (Robert Walker, The Planning Function in Urban Government, was the best critic.) They were notably responsible for the almost universal scrapping of planning work at the beginning of the Great Depression--at the very moment when, because of the work relief and public works programs, planning was most needed.

Planners swung the other way. They embraced that awful word "effectuation" with unabashed enthusiasm; they even set up jobs in planning offices for "effectuators." The acid test of a plan was whether it was executed; the criterion of professional success whether a planner "got results." Even politics received the pragmatic definition, "the art of the possible." There was a corresponding and deplorable neglect of those worthy inheritances from the profession of architecture: good drawing, models, careful presentation, well-written and printed reports. Instead, we were adrift in a world of mimeographed and badly written reports, a gush of technical language, public relations, and pseudo-public relations. From this period, I think we are now emerging. There is still a desire to appear practical, but generally planners are sufficiently secure, are now paid enough, and have a strong enough position in the power structure to be more relaxed and more willing to be concerned with their proper job.

The planner in a governmental structure today is well aware of how he can contribute to that work. He has such tools as the capital budget, the master plan of public works, the mandatory review, with which to exercise his influence over current work; and he has increasingly the techniques of public reporting and public relations with which to develop "a third force" of independent political strength based on the facts and on independent professional judgment. In his relation to legislative bodies, to city councils, the planner has also developed a surprising strength. Where he has established what might be termed a consultative relation to such bodies, he has contributed enormously to grounding political "electricity" by relating specific controversial projects to more comprehensive and long-range factors. Where the issues have been closely drawn--and they frequently are--consideration in this broader frame of reference is frequently decisive.

Planners are working for politicians. They are not politicians themselves. This distinction is fundamental because we should not train planners to be politicians, much as they should be trained to understand politics and politicians; and we should not expect planners to be organized as parts of the political process, since their work is more related to that of the executive departments of cities, states, and the national administration.

John M. Gaus, in his Harvard report, The Education of Planners, strikes a very nice balance in dealing with this issue. Gaus maintained that planners should be trained to understand general administration and, especially, such staff services as the budgetary work of government where planning might be expected to make its principal contribution. He suggested that some planners might be educated whose main qualifications might not be in one of the "plan-making" fields such as architecture, landscape design, or engineering. His conclusion, substantially that later reached in Great Britain in the Schuster report, was that the ultimate leadership of a diversified planning team might fall to a planner trained mainly in physical planning or it might not, but that all required skills would have to have some common intellectual preparation, a broad area of mutual understanding, and also a common professional discipline.

One consequence of this philosophy of planning education as it was practiced at Harvard under the administration of G. Holmes Perkins was a substantial increase in the richness of planning studies and school programs. The Harvard "new towns" studies were distinguished mainly by their realism from an economic and governmental point of view. Under Dean Sert this appears to have been lost, and whether the gains in design offset this loss is a moot point. Harvard illustrates better than any other school the struggle to give design its proper place in the planning curriculum. It also offers one of the best opportunities to train planners side by side with architects and landscape designers, to set collaborative design problems, and to encourage a mutual understanding and interdependence which is the foundation for later practice. But has such teamwork actually been realized? It is not my impression that it has. This does not invalidate the theory which Gaus enunciated, and to which Dean Sert gives at least nominal support today. It simply means more hard work must be done before it has meaning in planning education and practice.

My own interest in planning in recent years has been principally in metropolitan regional planning. In this work there is seldom any clear-cut administrative context such as city planning ordinarily has. And the political issues are both more lively and more confused.

If the lack of specific responsibility for land use or other kinds of planning administration tend to diminish some political pressures, the greater breadth of planning and its concern with such factors as population migration, industrial dispersal, interregional highway programs, and the organization of state or federal programs on a metropolitan area basis give the regional planner a more bracing professional climate in which to operate. Most of the city planners, like Paul Opperman, who have moved over from city to metropolitan planning find it a stimulating experience for this reason. In the metropolitan scene, many planners find the "real problems" as defined by the social and economic realities of the metropolitan community, not the abstracted and fragmented problems with which a central city or suburban fragments must deal. Not the least stimulating part of this challenge is the need to create new political forms to deal with metropolitan education, metropolitan health, water, and sewage problems, transportation, and the rest of what might be called the metropolitan agenda. Here the planner joins forces with the political scientist and public administrator in the search for new forms of government.

Among the questions worth discussing in this context is whether it is possible or desirable to undertake metropolitan planning without creating first some framework of metropolitan government. I feel that experience strongly argues that much metropolitan planning can be done prior to the creation of any specific metropolitan government with powers. (I was unsuccessful several years ago in persuading the city of Philadelphia and the Pennsylvania Institute of State and Local Government that this was the case; but perhaps they feel differently now that they have had their premature try in Harrisburg to get metropolitan powers for the city of Philadelphia.) Indeed, metropolitan planning will help to develop an awareness of the need for such governmental structure and to specify more exactly what powers it should have and how it should be related to the other layers of government. Plunging directly into the creation of metropolitan government may even lead, if successful at all, to the neglect of the most promising roles of such new governmental forms. This seems to have been the experience in Toronto, and perhaps in metropolitan Miami. By contrast, and without regard to the racial implications of that decision, the creation of the metropolitan consolidation of Nashville and Davidson County was strongly helped by the work of the planning agency.

It may be assumed, I think, that the metropolitan region has certain characteristic political interests and problems. It is with these that metropolitan planning must deal. I might identify them most readily as the problems of the central city, of the suburban

periphery, and of the metropolitan region as an integrated whole.

In the central city the problems arising from metropolitan growth and expansion are those of congestion, as a limited central area must accommodate more and more activities; of change, as industry and much retailing leave for the suburbs and office building activities and more specialized trading find places in the city; and of the movement of people and goods, including mass transportation, expressways, and parking.

In the suburban areas, the problems arise chiefly as the result of growth, and typically are those of a shortage of governmental services; the need for orderly planning and scheduling of new activities and facilities; and overcoming the political fragmentation and arbitrary character of highly specialized residential or industrial communities, and the financial, racial, and other difficulties this imposes.

The metropolitan community as a whole can be dealt with only when some means are found for dealing with its governmental problems. Some of the customary ways this can be done (without regard to their political feasibility) are (1) annexation; (2) the creation of functional authorities; (3) the creation of multi-purpose or general metropolitan authorities; (4) city-county consolidation; and (5) the borough plan of metropolitan government. Short of some form of metropolitan government, progress can be made by various forms of private or public efforts to survey the metropolitan community or to engage in metropolitan regional planning.

Since the monumental study directed by Coleman Woodbury, published five years ago, we have been wary of looking at the superficial evidences of slums and blighted areas as being of themselves metropolitan problems. Instead, we suppose they are evidences of racial migration, industrial location and change, organizational defects, and other underlying factors. This line of thinking is being deepened and broadened by the contemporary group of studies by ACTION, not least by that by Professors Banfield and Grodzins just published. This unconventional argument contends that metropolitan government itself is a reactionary movement.

Yet we must remember that it is with symptoms that people and their political leaders are concerned. Slums and bad housing, poor residential neighborhoods, are where it hurts most. We may be able to persuade them that the proper treatment is of the underlying malady, but I think we can ignore symptoms only at the peril of forfeiting the patient's confidence and faith in our understanding of his difficulty. If our remedies for metropolitan difficulties are

to be acceptable, we will have to make sure that they affect the symptoms. And that they do not produce worse symptoms! The cure for downtown congestion is not a deserted city. The remedy for slums in the central city is not embryonic slums in the suburbs. Short-run highway solutions may lead only to worse difficulties.

Even the briefest treatment of this subject cannot neglect to mention the interest of the federal government in metropolitan planning. Initially, and most obviously, this derives from the fact that Title VII of the Housing Act of 1954, amended, provides the main grants in aid for metropolitan planning--poorly as these have been handled. More fundamentally, it arises from the fact that so many federal programs have as their end result the location of post offices or federal buildings in cities; the approval of federally aided programs of roads, airports, hospitals, housing, or urban redevelopment; the impact of federal policies of the regulation of transportation, communication of trade; the underwriting of such urban enterprises as housing.

The federal investment in the metropolitan areas of the United States today is probably well over twenty-five billion dollars. And there is no federal policy for cities and metropolitan areas, no effort to coordinate or direct these federal programs and interests in ways that contribute to the betterment of cities. Examples are abundant of federal agencies that ignore local planning. The policy of the Eisenhower administration, and of the Bureau of the Budget, is to ignore these issues or to pretend that some form of improved federal-state relations may ultimately improve them. The one effort of the Bureau of the Budget to establish a regional office with the avowed purpose of exploring what could be done to coordinate the short-sighted and narrow programs of federal bureaus was abandoned. Under the circumstances, the federal relations to cities and metropolitan areas are not innocuously negative; they are positively divisive and disturbing. Even individual agencies and their programs are hopelessly enmeshed with metropolitan interests as, for example, civil defense. A survey of this situation, what it means, and what should be done about it, deserves a high place on the Congressional agenda.

Let me conclude these rather brief comments by some observations on the planning process itself. Please do not think that my interest in the plan as such and in design problems means that I am unaware of the process theory of decision-making. On the contrary, it is because I believe the plan as a design has an authority of its own that it becomes a powerful factor in the planning process.

You have an excellent illustration of that in Pittsburgh where the Golden Triangle project exercised an influence upon much broader planning long before it was ever realized. The same force operates in plans of a larger significance than this limited measure of redevelopment. So long as a plan represents a valid set of facts and principles; so long as it is accepted as a political agreement; so long as it is an expression of popular determination--it must be reckoned with in the decision-making process. When it loses that authority it is finished as a plan. This conception of planning is one reason I am seldom much concerned with the legal status, or lack of it, of much metropolitan planning. Once you get over the money hurdle, the measure of planning's effectiveness is pretty directly related to how good the plans are rather than to the political strength that enforces them. I think it is easiest to see planning in this sense as comparable to organization or to budgeting--a set of influential guide lines rather than an inflexible document. We can reorganize, change the budget, or change the plan--but only where there is a good reason for doing it. This idea is horrifying to architects, engineers, or other people who look at planning as a kind of contract which, once it is accepted, is not to be changed because it has become the organizing instrument for work.

If we have plans, or perhaps you would prefer to call them planning policies, they also become the subject of political debate. Mayor Lee found this out in New Haven. Candidates were recently running for office in Miami with different conceptions of metropolitan government as their platforms. Cities are now beginning to find themselves in a trading position with suburban communities in the state legislatures.

To sum up, then, metropolitan planning must deal with the political issues of metropolitan growth and expansion and it must find political ways of getting its plans into action--whether these are short of the creation of some form of metropolitan government or actually propose such forms of government. If it deals with anything less than the whole range of metropolitan interests, it will cease to be accepted as metropolitan planning and become something else, as has been the case with private metropolitan planning efforts in Chicago, New York, and some other cities. And at that stage it is neither planning nor politics.

The Comprehensive Plan as an Instrument of Social Planning Policy

WILLIAM E. FINLEY, Director

National Capital Planning Commission

Address to the Washington Center for Metropolitan Studies

JANUARY 3, 1962

WASHINGTON CENTER FOR METROPOLITAN STUDIES

THE POTOMAC PUZZLE
IS THERE A REASONABLE SOLUTION?*

by Irving K. Fox

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THE POTOMAC PUZZLE
IS THERE A REASONABLE SOLUTION?*

by Irving K. Fox

It is time for all of us to consider whether there is a reasonable solution to the Potomac puzzle. It would not be appropriate for me to outline and promote here a particular plan for the Potomac, in part because we do not have the analyses that would be required for an intelligent approach to a solution; in part because what one considers to be best for the Potomac depends upon one's personal estimate of some of the values involved. These are values that are difficult to measure in commonly accepted terms – such as the value of the C and O Canal, clean water versus dirty water, and free streams as opposed to artificial lakes. The problem is most difficult where the values are of an aesthetic nature. Since individual measures of these values will differ, I do not believe it would be of much help for me to advocate my estimates of their worth.

Our concern generally should be with the political process – to help, if we can, to make it as effective as possible. Thus I begin with a fundamental premise. Engineers and economists – the professionals of river basin planning – have a competence superior to ours in calculating the physical and some of the economic consequences of alternative ways of using the Potomac River system. They are no better qualified than you or I to make the value judgments to which I referred a moment ago. Acceptance of this premise is basic to the proper functioning of a democratic society. It is with this in mind that I have chosen two objectives for my presentation. First, I will seek to identify for the Potomac as specifically as possible some of the value judgments that you as citizens taking an active part in the political process will be called upon to render. Second, I will suggest some of the kinds of information and analyses that will be most useful in making these judgments.

In moving toward a solution for the Potomac, we pursue a goal that might be simply stated this way: We seek to bring the supply of certain services the Potomac is capable of providing into balance with the growing demand for such services. By services I refer to municipal and industrial water, waste disposal, recreation in the very broad sense of the word, irrigation,

* This article is based on a talk given by Mr. Fox, Vice President, Resources for the Future, Inc., to the League of Women Voters on February 13, 1962. The views expressed are those of the author and not necessarily of his organization.

navigation, enhancement of land values through flood control, and production of electric power. Broadly speaking, there are three ways in which we can achieve this balance. One is through what we might call "developmental" activities. Another is through technological change, and a third is through adjustments in demand. These are not mutually exclusive; they may overlap one another.

Development is implicit in all four plans of the Corps of Engineers. They involve the application of existing technology to increasing the supply of services. This is done primarily by regulating stream flow through the storage of water in large man-made reservoirs.

Technological change is emphasized in *Potomac Prospect,* the report of the Coordinating Committee for the Potomac River Valley. It anticipates that emerging technology will permit us to treat wastes so thoroughly that dilution water will not be required during normally low flow periods to maintain a clean river and estuary. Further, the effluent could be reused for municipal and industrial purposes. This would eliminate the need for much and possibly all of the storage recommended in the four plans.

Adjustment of demand to supply is included in a number of solutions that have been suggested. Under this approach the flood problem would be met through regulation of flood plain use. Pollution would be controlled through regulatory measures, and land use regulated to minimize sedimentation. Industries would be required to recirculate water to minimize use. Water for domestic and industrial purposes might be priced higher, particularly during low flow periods, to discourage excessive use. This last device warrants some elaboration. Storage is needed because water is demanded when river flows are quite low. Most of the time there is plenty of water to provide all the water we might want. If water use is kept down during low flow periods, less storage is needed. Thus it can be argued that we should initiate a system whereby prices for water would be higher during periods of low stream flow. A low price might be charged for the amount required by an ordinary home but additional amounts would be provided at a much higher price. This would discourage use, reduce storage requirements, and assign a larger share of the costs of storage to those who benefit therefrom.

These are some of the things that can be done to bring supply and demand into balance. Some elements of each of these three approaches are found in the various plans that have been discussed for the Potomac. If you will keep them in mind it will be helpful in considering three possible alternative solutions of the Potomac problem.

One of these I will call the Least Public Expenditure Alternative. Another I will refer to as the Valley Land Preservation and Recreation Enhancement Alternative. The third I will call the Major Storage Alternative. Each of these will be discussed rather briefly. You should realize that the elements of these alternatives can be combined in different ways to come up with new alternatives. Please understand that I am not advocating any one

of them. Instead I am trying to promote consideration of the various possibilities.

Let us look at the Least Public Expenditure Alternative first. Here the objective would be to supply the quantities of water economically justified for municipal, industrial and irrigation purposes with a minimum public outlay. The elements of this approach would be something like this:

1. Price water to minimize excessive use during low flow periods in the manner I described earlier.

2. Build over time a limited number of reservoirs to assure the municipal, industrial and irrigation water supplies required during low flow periods. This would not be very much storage.

3. Invest in upstream soil conservation measures only to the extent justified by benefits to land in the immediate vicinity.

4. Dredge the sediment from the estuary only to the extent justified by navigation.

5. Regulate the use of flood plains.

6. Don't try to keep the estuary free of pollution and capable of supporting aquatic life.

7. Load the stream with as much waste as it can absorb without unduly increasing water treatment costs.

The consequences of this alternative would include the following: The outlays from tax collected funds would be low. Water would be available to meet municipal, industrial and agricultural purposes. It would be difficult to demonstrate, I believe, that economic growth would be adversely affected. Relatively little valley land would be inundated and the upstream valleys would still be good recreation areas. Many reaches of the river and the estuary would be so badly polluted that fish would die, boating would not be pleasant, swimming would be dangerous. There would be relatively little additional flat water for recreation. Flood damages would not be reduced or land values enhanced through flood control. I suppose few would advocate this alternative. Although it would minimize public outlays, it does not fit the desires of most people. It might not even maximize net monetary benefits.

Let's turn to the second alternative – the Valley Land Preservation and Recreation Enhancement Alternative. Here the primary goal is to minimize inundation of valley land for various reasons and to preserve and enhance aesthetic values throughout the basin. The elements of the program might be something like this:

1. Initiation of an intensive soil conservation program to minimize stream sedimentation.

2. Dredging the estuary to reduce mud flats, as well as to keep navigation channels open.

3. Maximum treatment of municipal and industrial wastes.

4. Provision of a minimum amount of storage for stream regulation purposes on two assumptions, namely (a) that some means can be found to

make waste dilution flows unnecessary and (b) that flood plain use will be regulated to minimize flood damages. One might also price water to discourage excessive use during low flow periods as previously described.

5. Provide a series of artificial recreation lakes with relatively stable water levels to the extent justified by a regional recreation program.

What are the consequences of this approach? The dollar costs could be substantial because treatment of wastes to keep the river and estuary clean might be expensive. Second, the realization of high water quality objectives is dependent upon the availability of water treatment technology now not generally recognized as economically justified. One might consider the distillation of effluent as proposed by the Coordinating Committee, or, as an alternative, carriage of the effluent to the Chesapeake Bay, as suggested by Dr. Abel Wolman. Either of these may or may not be justified. A third consequence is that the recreation and aesthetic values would be maximized, if it proves practicable to keep the water clean. Fourth, the sediment contribution to the estuary would be reduced over time; and fifth, you would have no flood control, nor hydro power.

The third alternative I have called the Major Storage Alternative. Here the objective is to provide a range of services at a minimum dollar cost through construction of multi-purpose facilities, namely reservoirs. The basic elements are:

1. The Soil Conservation Service program as it has been developed for inclusion in the report of the Corps of Engineers.

2. One of the alternatives proposed by the Corps of Engineers – it could be any one of the four.

3. A much higher degree of waste treatment than we have been practising in the past.

We are a little clearer about some of the consequences of this alternative because it has been studied more thoroughly than the other two. The public investment required over time by the SCS and the Corps program would be somewhere between $408 and $506 million. The interest cost on an investment of this size is somewhere between $16 million and $23 million per year. Substantial areas of valley land would be inundated. This could include the C and O Canal and such areas as the Cacapon, but not necessarily, because there are some choices. Some farmlands would be inundated. Water quality would be improved – we are not exactly sure how much. There would be plenty of water during dry periods for municipal, industrial and agricultural purposes. Flood damages would be reduced, and values of some lands now subject to flooding would be enhanced. The inflow of sediment to the estuary would be reduced. The timing of the reduction and the amount will depend upon which of the alternative reservoirs are chosen. River Bend (or Seneca) would have considerable effect upon sediment flows soon; whereas some of the others would have relatively little effect. The SCS program over a period of time is expected to reduce sedimentation by 70 percent.

In considering these alternatives there are several significant points on which all parties, whatever choice they prefer, should be able to agree. First, the availability of water for municipal, industrial, and irrigation purposes is not an issue in the controversy over how to develop the Potomac. Plenty of water can be provided to serve these purposes at relatively modest cost without inundating areas many would like to preserve. This I think is abundantly clear from the various data that have been developed and analyses that have been made.

Second, by far the major proportion of the storage contemplated in the plans of the Corps of Engineers is for flood control and dilution of municipal and industrial effluent. Storage for flood control is in the neighborhood of forty percent of the total storage contemplated in each of the four Corps plans. The relative importance of storage for dilution of effluent and for provision of municipal and industrial water in the Corps plans is illustrated by the following comparison: According to the projections of the Corps, a minimum flow of 1120 cubic feet per second will be required for municipal and industrial water use in the Washington metropolitan area by 1985. This is 260 cubic feet per second more than the record low flow at Little Falls. However, according to the Corps projections, 3680 cubic feet per second additional flow (above the 1120 cfs) will be required to dilute effluent in the estuary. In other words, assuming the accuracy of the Corps projections, municipal and industrial water use will only require sufficient storage by 1985 to increase low flows by 260 cubic feet per second, but waste dilution flows will require sufficient storage to increase low flows an additional 3680 cubic feet per second. The real issue then is whether the large amount of storage contemplated by the Corps is justified for dilution of wastes and flood control.

Third, the effects of low flow augmentation upon water quality are not understood very well. The margin of error in estimates of the effects of waste dilution flows is relatively great because techniques are new. Studies and research are still under way to perfect them. There seems to be no doubt that waste dilution flows will make some improvement.

Fourth, the need for dredging the estuary may not be greatly affected by the Corps-SCS program in the near future. The SCS program will take quite a while to become effective – as much as 25 years, possibly even longer. Of the four reservoir alternatives, only the River Bend Dam would have an appreciable effect soon on sediment inflow to the estuary. Furthermore, sediment now in the estuary tends to move into existing channels. Thus we can anticipate that there will be dredging of the estuary for some time to come if we want to use it for navigation and eliminate some of the mud flats.

With this background, I want to identify some of the value judgments we are called upon to make in deciding upon a solution for the Potomac Puzzle. These are judgments that should be decided through the political process.

1. Is it better to entail the costs in scenic values and dollars to assure some improvement in water quality by storing water to provide waste dilution flows, or should we put up with poor quality water during the low flow period, or should we delay a decision in anticipation that science will provide an economical way of treating wastes to make the provision of large quantities of dilution water unnecessary? No one of these three alternatives can be considered unreasonable.

2. Is it better to entail the costs in dollars, in scenic values and in free stream recreation in exchange for large recreation areas of the type proposed by the Corps and the lake type of recreation they provide?

3. Is it better to permit sediment to continue to accumulate in the estuary while the SCS program is becoming effective, or dredge some of it, or store some of it behind a dam at River Bend or Seneca?

4. Is it better to reduce flood damages and enhance land values from flood control reservoirs in view of the costs they entail than it is to bear the damages and limit the use of flood plain lands?

5. Is it better to develop hydro power in view of the various kinds of costs that are involved than to rely upon fuel?

In view of the widespread interest in what I have called the Valley Preservation and Recreation Enhancement Alternative, I think it would be helpful if the public agencies were to present one or more plans based on this alternative. Whatever present costs may be for purifying water to avoid waste dilution, it is not unreasonable for a person to hold that in view of the national importance of the pollution problem, scientific research will find an economic solution within a decade. It is reasonable for a person to hold this view whether one agrees with it or not. Accordingly, I feel that the public should have the opportunity of considering this alternative.

Plans based on this alternative would seek answers to a number of questions of the following nature. How much storage would be required for municipal, industrial, and agricultural purposes and where would it be located? When would it be built in order to meet the prospective growth in demand? How much more acreage of lake-type recreation would be justified by a regional recreation program and how would it be provided? Is it practicable to pipe effluent from D. C. to the Chesapeake as Dr. Wolman has proposed? What scientific advances, if any, will be necessary to meet specified water quality objectives in the absence of storage for dilution of wastes? What would be the effect upon water quality at various locations in the basin in the absence of economically practicable purification techniques? What would be a sensible program of flood plain use in the basin, that is, where would levees be justified and how should use of flood plains be regulated? What would be the dollar costs of this type of alternative program?

The construction of any engineering work with the permanence of a dam is a solemn decision. Accordingly, it behooves all of us to understand as well as we are able the consequences of the alternative solutions from which we can choose.

9-62

The Dartmouth Story:

Undergraduate Education for Urban Life and Urban Affairs

by

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and

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WASHINGTON CENTER FOR METROPOLITAN STUDIES

Foreword

In its survey of the relationship of higher education to the study of urbanism, especially in the Washington area, the Washington Center for Metropolitan Studies has thought it desirable to introduce new educational concepts and experiences that have been developed elsewhere. One of these is described in the following pages, an illustration of the role of general education in helping meet the manpower needs of increasing urbanization. Other new concepts that have been explored include Washington as a laboratory for urban studies that might be used by students located elsewhere, and the special needs of international students that might be met by some development of Washington's educational and research resources. The Washington Center for Metropolitan Studies would be interested in further developments in this field which appear promising in their application here.

This account is based on the remarks of Professor Eldredge to a series of meetings in November 1961 with representatives of various national organizations, including the American Institute of Planners, the American Institute of Architects, the American Society of Landscape Architects, the Urban Land Institute, the American Council on Education, and the Municipal Manpower Commission; of agencies of the Federal Government, including the Housing and Home Finance Agency, the Office of Education, and the Agency for International Development; and of The American University, The Catholic University of America, Georgetown University, The George Washington University, Howard University, the University of Maryland, and the University of Virginia.

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The Dartmouth Story:

Undergraduate Education for Urban Life and Urban Affairs

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DARTMOUTH COLLEGE, a pastoral undergraduate institution situated somewhat outside the limits of Jean Gottmann's "Megalopolis," has in the past fifteen years sent over seventy-five graduates on to advanced work in city planning, architecture (with a planning interest), urban administration and related fields. Leading east coast planning schools and urban studies centers actively recruit for these graduates and regard Dartmouth as unsurpassed in stimulating students to do graduate work in their fields.

But the City Planning and Urban Studies Program at Dartmouth is not primarily a pre-professional training program. It is rather a broad liberal arts educational response to the fact that ours is a predominately urban society. The Program reflects a strengthening of the urban dimension in a wide range of courses. It relates undergraduate to graduate education in a dynamic and flexible manner. It has attracted a high caliber of students. And it includes a promising field study seminar offered in cooperation with a leading metropolitan university.

To institutions of general education the Dartmouth Program has a special significance as it shows how foundations can be built for later specializations, and to the graduate and professional schools it illustrates a desirable preparation for their programs. At this meeting point we can discern a relationship that deserves further development in education for urban life and urban affairs.

The general American educational response to urbanization has tended to be additive, specialized, confined to the classroom, focused on the United States, and concentrated at the graduate and professional levels. We have added courses, majors, departments, and institutions to the existing educational structure. We have developed spe-

cialized graduate programs for training urban affairs professionals and technicians. We have done little, however, to exploit the educational potential of the metropolitan environment. We have devoted only slight attention to urbanization abroad. And we have hardly begun to examine the potential role of undergraduate education either as the source of a citizenry prepared for urban affairs or as a means of motivating and preparing students to train for careers in urban affairs.

To be sure, a growing number of universities and colleges offer undergraduate degrees in city planning. Many offer a variety of urban subject courses which at a few institutions may be combined into an urban studies major. Some are putting students into metropolitan environments in active ways that familiarize them with the processes of decision-making and technological innovation and expose them to the highest levels of professional thought and practice.

But the most promising aspect of the developing undergraduate response to urbanization is the work of individual professors, who, approaching urbanism as an important aspect of their own field rather than as a separate discipline, are either introducing urban themes into traditional courses or strengthening those themes where they already exist. Their effort looks toward meeting the urban education needs of all students. In varying degrees, this is the situation at many institutions. It is very much the situation at Dartmouth, but the unique development there is the emergence of a formal program that actively coordinates and promotes this approach to urban studies. This program has gone a long way toward providing a considerable number of undergraduates with a basic understanding of urban development and urban life, but it also provides outstanding preparation for graduate work and professional training without offering either a special degree or even an urban studies major.

The basic elements of the program are an introductory core course on urban growth, problems and planning; two or three other special courses; cooperation among the faculty members who teach courses that contain urban subject matter; an advisory service to students and faculty; a coordinating senior seminar with opportunity for research; a system of summer internships; and an inter-university seminar. Cooperation, counseling, coordination, and a few special courses comprise the essential ingredients of the Dartmouth Program.

The introductory course dates back to 1921 when it was first offered as "City Planning, Civic Art and Domestic Architecture" in the Art Department. In the early thirties it became "The Art of City Planning," under the joint direction of Lewis Mumford and the German architect and planner Walter Kurt Behrendt. Hugh Morrison, an architectural historian, taught the course during the late thirties and early forties. This variety of skills firmly established the course as a vehicle of general education. After World War II it passed to H. Wentworth

Eldredge, an urban sociologist, who retitled it "An Introduction to City Planning and Urban Studies."

The focus of the course as taught by a sociologist naturally has shifted from design to social science, but the course has retained a considerable physical planning content, thereby underscoring the view that a basic aim of urban studies is to make design more sensitive to fundamental human needs and social values. The course also has changed from a somewhat specialized pre-profession one into a general introduction to current urban conditions that views the city as a dynamic whole. It has thus become an effective means for motivating students to take other courses in the Program, to do advanced work in urban studies, and to choose careers in planning and urban affairs. The early orientation of the Program toward international experience, given to it initially by Mumford and Behrendt, has been maintained and strengthened.

The introductory course, itself, is divided into four parts. Part I, "An Urban Mess," explores the impact of metropolitan growth on traditional human and specifically urban values and raises the question: Is city planning the solution? Part II, "The Planning Process," considers such matters as organization for planning, zoning as a planning tool, planning and the political process, and state and Federal roles in urban development and planning. Part III, "Planning Problems," deals first with general urban functions and then turns to community and neighborhood aspects of housing, and particularly to Garden Cities, Greenbelt Towns, New Towns, and Park Forest. Part IV, "Renewal," considers conservation, rehabilitation, and redevelopment in terms of specific programs in three different cities.

On first acquaintance with city planning and urban studies, Dartmouth students seem to be attracted primarily to the design and technical aspects. Later they become interested in social, economic, and administrative problems. At once ambitious and idealistic, they discover planning as a field in which they can both do good and achieve professional status with reasonable pay. In addition, they are intrigued by the seeming managerial possibilities of city and metropolitan planning and administration.

In the closely-knit academic community of Hanover, it became evident that courses in various departments were incorporating increasing amounts of urban subject matter. Gradually those efforts were coordinated. A set of gentlemen's agreements of the you-teach-that-and-I'll-teach-this kind, best described as the "sloppy British approach," were worked out. Some of the principal courses and departments involved are Administration in the Department of ADMINISTRATION; Modern Architecture, Basic Design, Architectural Design, and Urban Design (newly instituted in 1962) in ART; Economic and Social Statistics, Tax Problems, and Intermediate Economic Theory

in ECONOMICS; Cartography, Commercial and Industrial Geography, and Industrial Locations in GEOGRAPHY; The Politics of the Metropolitan Region, Public Administration and Policy Development, and Political Behavior in GOVERNMENT; The City, An Introduction to City Planning and Urban Studies, and a coordinating senior seminar in SOCIOLOGY; and a new seminar on urbanization in the nineteenth century in HISTORY.

As the rather loose arrangements between the members of the faculty matured, the question of the desirability of an inter-departmental major inevitably arose. The decision of faculty and administration was to preserve the general education framework only slightly formalized in these developing arrangements. A new major did not, in their judgment, represent what Dartmouth was best equipped to contribute to the field. They chose instead to organize what had evolved as essentially an advisory and coordinating service to both students and faculty. Dartmouth would continue to familiarize its students with planning and other urban affairs professions, but, in keeping with its broad liberal arts tradition, it would approach urbanism as a dimension of thought and as an important aspect of many fields and professions.

An already substantial and growing portion of the intellectual resources of Dartmouth College are thus being focused on the city, much as the American Academy in Rome has brought scholars from various disciplines together to focus on ancient civilization. The result is that *students are being educated to view the city as an organic whole*—a dynamic combination of people, physical environment, institutions, neighborhoods, architecture, functions, values, economic activities, government, interest groups, leadership, and traditions. Dartmouth is educating urbanists, not planners or architects or administrators; that job is left to graduate and professional schools.

On the other hand, the Dartmouth Program extends the horizons of students whose career goals are already firmly set. Many students, for instance, who are aiming toward careers in architecture emerge from the Program with a strong bent in the direction of urban design.

The Program was strengthened when it brought into its orbit a joint Dartmouth-M.I.T. seminar in political science. Organized by Robert C. Wood of M.I.T. and Frank Smallwood of Dartmouth, the seminar brought together in a single study group students of public administration, liberal arts, engineering, and science. In their junior year (there have been a few seniors) six Dartmouth students and six M.I.T. students spend a full term together in the Boston area. Other variations on this are to be tried shortly. The students work in a coordinating seminar, and each must complete a research project resulting from field work in the Boston area.

The entire Dartmouth Program is tied together by a coordinating

senior seminar that is, in effect, a continuation of the introductory course on city planning and urban studies. It employs the resources of the participating departments, and it draws lecturers from other universities and from the world of affairs. Representatives of leading graduate schools of planning and urban studies often lecture to the introductory course as well as to this seminar, integrating these trips to Hanover into their general recruitment program.

Among the special inducements of the Program are three summer internships aimed at juniors, which carry stipends of $900 each and thus enable the student to return to college with $500 saved for senior year expenses. Other internship opportunities are available, and in the summer of 1962 a total of twelve Dartmouth students were interns in urban affairs. The possibility of getting into print even before leaving college is another attraction; two student-faculty research projects have resulted in journal articles.

But the principal inducement is simply the intellectual stimulation and the flexible structure of the Program. A student may enter or leave it by many routes and at any time. The number of courses he takes is optional. It may be one or as many as five or six, depending largely on whether he is a freshman or a senior when he discovers and informally enters the Program. A geography major, for instance, may not develop an interest in urban studies until he has taken the course on Industrial Locations in his junior or senior year. He may then enroll in the introductory course or in such other courses as The Politics of the Metropolitan Region, Architectural Design, or Economic and Social Statistics. His decision will depend on his interests, on the number of electives available to him, and on the advice of his department and of the Chairman of the Program.

Thus the Program is highly flexible, more circular than hierarchical in structure. For the student it is a means of coordinating whatever electives, either in his major department or in another, he may wish to use to explore the field of city planning and urban studies. The system capitalizes on and reinforces the process whereby many undergraduates scout the curriculum in search of a career. This flexibility and diffuseness have given an urban dimension to a sizeable and growing segment of the Dartmouth curriculum.

By the time students have had a number of courses in the Dartmouth Program, they usually know whether their interests and competence lie within this field. And although the Program is mainly just a part of the liberal arts curriculum that has received a large urban injection, it includes enough specialized courses for the faculty to be able to give graduate schools a sound evaluation of the abilities of the students who have worked in it. An indication that the linkage with graduate education is a strong one is the fact that a "B" or better in certain Dartmouth courses is accepted by some of the leading graduate

schools as preparation equivalent to work in their own graduate level introductory courses. The student is thus able to move directly into advanced courses. Though graduate work is not thereby shortened, it is accelerated and hence made more sophisticated.

As noted above, an average of four or five men per year go from the Program to graduate training in city planning, urban studies, and urban and metropolitan administration. Two have won Sears-Roebuck city planning fellowships, and all are keenly appreciated by planning schools, which increasingly seek the breadth and depth of a liberal arts education as preparation for professional education. The Dartmouth Program thus offers high hopes that urban affairs and urban studies can compete successfully for the better students at American colleges and universities.

Each year, ten to fifteen additional men, who have worked on the fringes of the Program, begin graduate training for other, not specifically urban-oriented, professions. They will be more effective, both as professionals and as citizens, for having been alerted by a program that seeks to relate the traditional liberal arts curriculum more strongly to the urban society in which we live. A still larger number will have taken one or more of the courses without participating in the Program in any organized way. These further accomplishments of the Dartmouth Program are important, for the field of urban affairs is highly dependent upon informed political and civic leadership.

Dartmouth has thus shown a way in which an undergraduate institution can prepare students both for urban living and for careers in urban affairs, much as students for years have been prepared for careers in medicine, law, engineering, and other professions. It has done so without new faculty or new educational structure, without endless committee meetings and negotiations, and without any financial strain. Surely other colleges and universities can profitably examine the Dartmouth experience for its possible relevance to their own situations.

11-29-62

THE URBAN REVOLUTION: CHALLENGE TO THE NEXT GENERATION

Address by Warren Jay Vinton, Mayor of Somerset, Maryland, and former Assistant Commissioner, Public Housing Administration, to the Conference on The Teacher and the Metropolis, of the Washington Center for Metropolitan Studies. Thursday, November 29, 1962, at the Marriott Motor Hotel, Twin Bridges, Washington.

I understand that it is the function of this Conference to induce you to think about the revolutionary changes in which the whole world is enmeshed, and then to act as a guide, comforter, and friend to your students as they confront their new and rapidly changing environment in Metropolitan Washington.

The Urban Revolution and Its Manifestations

In 1890, when the continental United States had finally been occupied and Frederick Jackson Turner announced the "End of the Frontier," only 35 percent of our population lived in urban areas, that is, in places of over 2500 persons. By 1920, just after the end of World War I, the urban population had increased to 51 percent and the Urban Revolution was upon us. By 1960 the population in urban places had reached 70 percent of the total.

The Urban Revolution in man's pattern of living is no less a revolution than the Renaissance which changed man's pattern of thinking about himself and nature, and the Industrial Revolution which changed his pattern of production. But this revolution, unlike the others, is not confined to the western nations but is worldwide in scope.

What are the manifestations of this Urban Revolution into which we are plunged, and the final results of which we can barely envision?

First in importance and in dire potentialities is the population explosion. Procreation and births continue uninterruptedly, but babies no longer die in infancy and the span of life is being dramatically lengthened. The whole world is faced with a rapidly expanding population in which non-productive younger and older age groups are increasingly represented.

This rapidly growing population is flocking to ever-expanding metropolises which have over-run old city boundaries and are spreading with frightening speed into their suburbs. The mechanization of agriculture requires an ever smaller working force to supply the needs of the whole population, and rural areas are static or even decline in population. Growth is almost wholly confined to great metropolitan areas where it is sustained and accelerated by complex mass-production industries with specialized employments which function best in the diversified labor markets of great cities.

The automobile has contributed a new and unheard-of mobility to our population. The motor car appeared as an important factor in our economy in the ten years between 1910 and 1920. In that decade automobile registrations in the United States increased

from less than half a million to over nine million. Since then motor cars have increased eight times over to nearly 75 million, and are today the chief reliance for transportation in most of our expanding metropolitan areas.

Wars and Their Aftermath

Population pressures and competition for natural resources and for markets were among the most potent causes of the two global wars which shook the world out of the complacency of the early nineteen hundreds when it was assumed that peace, though at times uneasy, would continue indefinitely. These two world wars have unsettled mankind and left us in a fearful uncertainty as to our future. The potential threat of thermo-nuclear war, to which our expanding metropolitan areas would be particularly vulnerable, has imparted a cynical fatalism to life. We simply turn our backs on the threat, dismiss civil defense as being impractical (which it probably is), and hope for the best.

Our economy is burdened by the drain of immense expenditures for national security and the obligations left over from former wars which together eat up 76 percent of our Federal budget and impose a heavy burden of taxation on us all. But despite this drain on our productive capacity of 61 billions of dollars a year, American families have the highest average disposable income in all their history. Of course, there is nothing like a good average

to gloss over the real situation in this case the fact that millions of families are living in dire poverty, subsisting on a mere pittance, and housed in dwellings that are a disgrace to our civilization.

Special Problems Confronting Young Adults

Before getting down to specifics in relation to Metropolitan Washington, I call your attention to three matters, characteristic of the Urban Revolution, which will be of immediate importance to your students as they move into the status of young adults.

The first is the draft -- a new element in American life which poses a hard dilemma for all young males. Shall they volunteer as soon as possible and get military service over with or shall they go on with college only to volunteer or be drafted just as their training is completed and they are prepared to launch out on life's work?

The second is the greatly increased competition which they will face in seeking employment. Due to the low birth rates which followed World War I and extended through the depression and on to 1945, the number of youths who reached working age from 1940 to the present time has been relatively small, resulting in a tight labor market and rising earnings. But this condition is about to change. After 1945 the birth rate rose rapidly and the children engendered thereafter are beginning to enter the labor market.

Between 1960 and 1970 the number of persons in the age group 20 to 24 years will increase by 6 million. This extraordinary flood of youths will encounter mounting difficulties in finding jobs, and wage and salary rates may tend to soften.

The third matter of especial importance to young adults is the ever-increasing extent to which they are destined to become cogs in great industrial or commercial enterprises rather than independent entrepreneurs and masters of their own destiny. Fifty or sixty years ago women found productive outlets in their own homes -- in food production including baking and canning, in clothes making, and a host of other housekeeping tasks. Today vast numbers of women find employment in clerical positions and as operatives in the light mass-production industries. Fifty or sixty years ago many men worked for themselves or in partnerships or in relatively small undertakings where they felt some personal involvement. Today they are herded into ever larger enterprises or institutions with which they have only the most distant and impersonal relationships. Even the pursuit of science and invention has been pre-empted by great corporations and institutions, and the role of the lone-wolf inventor such as Thomas Edison or Henry Ford seems to be gone forever. To be his own boss, man must cultivate one of the professions -- law, medicine, or the arts.

I do not maintain there is no longer any place for personal

creation and independent activity, but I do believe that the increasing mechanization and large-scale organization of our economic life, together with the insistent pressures of advertising, radio, TV, and mass circulation publications, are breeding a conformity and an atrophy of individuality that bode ill for the future. The only non-institutionalized elements in the life of the average man are his wife, his children, and his home on a quarter-acre lot -- and our subdividers and speculative builders are working hard to institutionalize the third one of these refuges.

So much for the Urban Revolution in general. Let us now turn to its impact on Metropolitan Washington.

The Triumph of Suburbia

In the last decade the 212 metropolitan areas in the United States (that is, cities over 50,000 population together with their adjoining suburban counties) have increased their population by nearly 24 millions, or 84 percent of the total national increase. A great majority of the central cities have long since used up most of the land within their old city limits and have been unable to extend their boundaries by annexation. As a result, growth has been confined very largely to the suburbs, which have pre-empted 18 million or 76 percent of the total metropolitan growth.

The older central cities have shown insignificant gains, and many of them, especially in the East, have lost population through

voluntary migration to the suburbs or through displacement by industry, commerce, freeways, and parking lots.

Washington is no exception to the rule--in fact, it much resembles other eastern metropolises, but with two striking exceptions:

(1) In all other metropolitan areas the central city has a government while here we have the Congress.

(2) As if in compensation, our central city is blessed with a great Federal establishment, which has a stable and well-paid host of employees, and which insists on maintaining a beautiful and dignified setting for its activities, though it is loathe to pay a fair share of the cost of this beauty and dignity.

In the Washington metropolitan area, population increased from 1,464,000 in 1950 to 2,002,000 in 1960, a growth of 37 percent within the decade. All of this growth was concentrated in the suburbs; indeed the central city declined from 802,000 to 764,000, a loss of nearly 5 percent. The surrounding areas (Montgomery and Prince Georges countries in Maryland, Fairfax and Arlington counties and the cities of Alexandria and Falls Church on the opposite side of the Potomac) at the beginning of the decade had a combined population of 140,000 less than the District. By 1960 their population overshadowed the District by 474,000; it had increased by 87 percent

in ten years to a total of 1,238,000 persons.

Fairfax and Montgomery counties were the most rapidly growing suburban areas. Each had a population increase of 176,000 in the decade, with growths of 179 and 107 percent, respectively. These fantastic rates of growth were among the half dozen highest in the country for areas of comparable magnitude.

The extraordinary rate of suburban growth stems from three principal factors:

(1) The net increase of births over deaths in the suburbs themselves.

(2) The population exported year by year from the District of Columbia to the suburbs; in the short period of five years from 1955 to 1960 not less than 93 thousand persons moved from the central city to the suburbs.

(3) An influx from other counties, states, and even foreign nations; from 1955 to 1960 there were 276 thousand such in-migrants from outside the metropolitan area.

It seems probable that this growth of the metropolitan area will continue. The National Capital Planning Commission estimates a metropolitan population of 5 million people by the year 2000, a growth of 150 percent in 40 years. The Maryland-National Capital Park and Planning Commission agrees with this figure and goes on to estimate that the two counties in which this Commission functions

(Montgomery and Prince Georges) will increase in population from less than 700,000 in 1960 to nearly 2,200,000 at the end of the century, a growth of 215 percent.

The Bitter Problems of Growth

The continued growth of the metropolitan area will, as in the past, pose problems of the greatest difficulty both to the central city and to the suburbs. The central city will be the site of a growing Federal establishment and the offices of an over increasing number of lawyers, lobbyists, and trade associations. While commercial and industrial establishments proliferate, further highways and parking lots will become necessary, and thousands of families will be displaced for whom no decent housing is being provided.

The problems of growth are even more difficult in the suburbs. New subdivisions, hastily planned and poorly related to each other, spring up all over the landscape, and demand to be serviced with access roads, sewers, and water. There is a mad scramble for commercial zoning, and garish shopping centers quickly destroy the beauty and dignity of every major highway. The prices of land are pushed higher and higher by competitive speculators, whose profits at the expense of the general public increase the costs of new homes and of all public improvements.

The capital investment required for such growth is staggering

in amount. It is certainly safe to say of Montgomery County, which more than doubled its population in ten years, that the new capital required for residential, commercial and industrial establishments, and for schools, roads, and other public improvements in this one decade far exceeded the total of all previous capital investments in the county since the beginning of time. The enormous expansion of the county establishment to accommodate this growth resulted in tax increases which, though moderate and inevitable, led to the summary dismissal in this fall's election of the officials who had voted them.

Faced with these multitudinous troubles it is usual for planners to refer to "growth" as the source of all their difficulties. "A Policy Plan for the Year 2000," prepared for the Nation's Capital, says, for instance: "Like every metropolis it has problems -- traffic congestion, water pollution, vanishing open space, crowded schools, rising taxes, obsolescence, blight. These problems are steadily getting more serious despite the determined efforts of many people. Why? The main reason is <u>growth</u>."

<u>Why Not Control Growth Through Biologic Planning</u>?

Should we not try to stop or at least control this headlong growth rather than accepting it as inevitable and devoting herculean attempts to remedying its consequences? Should we not do a little

biological planning as well as physical planning and pay some attention to the future of man himself as well as the future of his environment?

Mankind has for many generations known the cause of population increase, but it is only in the last generation that we have discovered how it is possible to continue the cherished intimacy of man and woman while controlling its consequences. Planned parenthood now offers us acceptable means for curbing the population explosion which threatens to engulf us and the rest of the world in disaster.

How pleasant, how reassuring it would be if we could look forward to a relatively stable population here and abroad? We would not have to desecrate a beautiful country side through frantic subdivision and speculative building, but could devote our resources to replacing and rejuvenating, the worn-out portions of our housing inventory and otherwise renewing our physical environment.

Advance planning today scarcely dares look beyond the year 1980 or at most 2000, but with a relatively stable population we could with some assurance face the year 2100 or even 2500. We could hope to hand down to our descendents some upspoiled wilderness and mountains, some unblemished lakes and seashore. We might even hand down some natural resources such as minerals, coal, and oil, and some unpolluted rivers and steeams.

But if the present mad population increase continues, the world's resources will be despoiled and men will be huddled in crowded apartments with no chance of any revivifying contact with nature. I commend to you a reading of "The Next Million Years" by the grandson of Charles Darwin for a picture of the horrid future of mankind if, we do not control the untrammeled growth of the world's population.

Two New General Plans for Metropolitan Washington

However, most of the children who will account for any family formation up to 1980 are already in being and we must do our best to plan for them. Two comprehensive plans have recently been prepared for the Washington area, "A Policy Plan for the Year 2000" by the National Capital Planning Commission and the National Capital Regional Planning Council, and a second plan quaintly entitled "On Wedges and Corridors" prepared for two Maryland counties by the Maryland-National Capital Park and Planning Commission. Both of these are so-called policy plans, meant to expound a concept of growth and illustrate it by diagrammatic maps, though the Maryland map being on a larger scale appears to assign land uses to specific areas.

Both plans recommend a star-patterned metropolis, with development outside a central area being concentrated along radial corridors served by rapid transit or freeways. This is, of course, the pattern that most cities, including Washington, were following more

or less automatically some 50 or 60 years ago when growth naturally moved out along the lines of street-cars and suburban trains. In those days before the advent of the motor car the intervening wedges with no transportation service were left comparatively open and undeveloped.

But the automobile changed all that, and as our street cars and trolleys disappeared the entire circumference of the suburbs became almost equally accessible. Suburban sprawl became the order of the day, with little or no planning except an attempt to separate out and bring together various types of land use through zoning.

The two new general plans would call a halt to suburban sprawl and introduce order and design in the growth of the Metropolis. These plans are bold and exciting in concept, and stir the imaginations by showing the kind of metropolis we could have <u>if</u> we only wanted it enough.

<u>Radial Growth the Essence of These Plans</u>

Both plans revert to the early tradition of radial growth and would concentrate future development along six corridors running out from the central city, four in Maryland and two in Virginia. Both plans have as a crucial element of policy the maintenance of the wedges between these corridors as "open spaces" to impart some variety to the metropolis and give its inhabitants some easy access to outdoors. Some part of the wedges would be acquired for parks,

wildlife refuges, or watershed reserves but the rest would (hopefully) be kept in open-space uses such as farming, forestry, golf courses, or institutions with wide-spreading lawns.

In order to impart life and variety to the corridors, both plans would provide new corridor cities strung out say five miles apart. These would be centers of real importance with populations running up to 100,000 or 125,000, with office buildings and major stores surrounding a rapid transit station, with high-rise apartments a little farther off, then garden-type apartments, and finally single-family dwellings at the edge of the corridor with larger and larger lots as they approached the open space wedges.

Can These Plans be Carried Out

These are neat and beguiling prospects -- but in some vague, uneasy way they remind me of the "civic center" and "city beautiful" plans that were produced 30 or 40 years ago at a time when the profession of landscape architect was gradually giving way to the profession of city planning. These beautiful designs for refurbishing city centers were seldom if ever accompanied by any workable recommendations as to how they could be carried out or where the money was coming from. As a result they generally were not carried out.

I fear this same dreamlike quality is present to a greater or less degree in the two new plans for metropolitan Washington.

What are the chances of carrying out these plans with the aid of the public powers now available? Very thin, I venture to say.

How Can We Maintain Large Open Spaces?

There can be no argument as to the desirability of maintaining large wedges of open space, but how do the proponents of these two plans hope to do so? Publicly owned parks, watershed reserves, and large government institutions such as agricultural research stations will tie down some open space on a long-term basis, But farming, dairying, and forestry on in-lying suburban lands are far less profitable than selling out for a subdivision. How then to keep these lands in open use when located in one of the wedges?

By zoning? I think not. It does not appeal to the American sense of fair dealing that one owner with a farm 15 miles from the White House should be precluded from any development of his land because it lies in an area planned as an open-space wedge, while a second owner of a farm equally distant makes a fortune because his property happens to lie in an area planned as the center of a corridor city.

While public bodies may, of course, use zoning to keep the wedges relatively more open than the corridors by limiting their use to large residential lots or even to residential estates, I do not believe they will use zoning to keep areas out of any development whatever. If we intend to preserve large areas as true open

spaces, we will in the long run have to face their acquisition for parks or other public uses, or the purchase of development rights to guarantee their continuance in private open-space use.

As to the proposed corridors, how are we to assure that they will develop according to the neat designs of the two plans or even develop at all?

"On Wedges and Corridors" says we have several examples that can be drawn upon such as the "new towns" of England, Vallingby outside Stockholm, as well as Radburn and the Greenbelt Towns in this country. Yes, indeed, these are examples, though the staff of the Park and Planning Commission neglects to tell us examples of what. The fact is that an essential feature in each of these undertakings was the public ownership of the land on which they were built, as well as the large role which public enterprise played in their development. With public ownership the adopted plans of these cities were made to stick and development was carried out in accordance with them even when it was undertaken by private entrepreneurs. Moreover, public ownership of the land secured for the public the increased realty values which were created by putting the land to intensive use.

It must be remembered that any public action (including zoning) which changes the prescribed uses of land serves to transfer values from some parcels to other parcels, moving values upward with more

intensive uses and vice versa. If the public is to compensate those whom it calls upon to keep their land in open use (and I think it should compensate them), it is abundantly fair that the public should balance out by capturing all or at least a major part of increase in land values due to more intensive zoning or to the construction of public improvement s. For example, a very substantial portion of the construction cost of a rapid transit and subway system could be met if the public was able to capture the increased realty values created along the rights-of-ways, especially in the neighborhood of stations.

A New Plan for Mass Transportation

This brings me to the very controversial subject of mass transportation. I for one enjoy getting around in my own private car either downtown or in the country-side. I also enjoy other people's children and love my own. But in both of these matters I believe in some moderation, and advocate curbing not only the population explosion but also the motor-car explosion.

I am particularly apprehensive about the ultimate results of continually catering to the demands of the automobiles in our downtown areas. I am aghast at the prospect of cutting up Washington and its suburbs with freeways running through great Chinese ditches, separating neighborhood from neighborhood, and creating vast concrete wastelands for use as parking. I am aghast at the

the destruction of beauty, dignity, and amenity which this will entail, and I am particularly aghast at the dislocation of thousands of families from their homes and accustomed neighborhoods.

After much reflection I have come to the conclusion that if our cities are not to be overwhelmed and destroyed by the automobile we must stop pandering to it and devise more acceptable means for urban mobility. I often think of Wall Street in this connection. Almost no one, not even the president of a very great bank, attempts to reach Wall Street by automobile, for the streets are narrow and crowded and parking space almost unavailable. So since no facilities are provided for a motor-car invasion, the public of necessity travels to and from the financial district by subway -- uncomfortable perhaps, but certainly expeditiously.

In Washington we can for the first time envision what a well-planned subway and rapid transit system might accomplish in providing transportation without abject surrender to the motor car. The report of November 1, 1962 to the President of the United States by the National Capital Transportation Agency is a lucid and persuasive presentation of a rapid transit plan capable of delivering passengers within a few minutes' walk of almost all the employment centers of downtown Washington. This report, with a wealth of specific information, is a remarkable document to have been produced in the short lifetime of the Agency. Though they

have an air of versimilitude I cannot, of course, vouch for the accuracy of the Agency's figures on capital cost, income, and expense -- both because I am not an expert on such matters and because details of the various computations leading to its conclusions have not yet been published. When published they will, of course, be available for the most careful scrutiny, but in the meantime I resent the ill-considered sarcasm of the late brilliant but opinionated Director of the National Capital Planning Commission which implied that detailed substantiation of the Agency's estimates would "never" be collated and published.

The Agency, having examined the potentialities of modern technology, feels justified in promising that, at a locally acceptable level of fares, it can provide a metropolitan-wide service that will be rapid, comfortable, clean, and relatively noiseless. I take great exception to the ill-intentioned attacks which have been leveled at this prospectus solely on the ground that "it has never been done anywhere else" -- the same old prophesy of doom which has been hurled at the Wright brothers and hundreds of other successful innovators.

I hope that in the coming months the proposals of the National Capital Transportation Agency will be considered on their merits, free from political prejudice and personal antagonism. Unlike the two plans for the year 2000 which are policy statements, the report

of the Transportation Agency recommends a well-defined program which, if it can be brought into being, will afford a potent and essential support for the policies set forth in the two plans for the year 2000.

Housing Needs of the Washington Metropolis

Housing in our metropolis is another problem where time is running against us, and the conventional processes of our economy give no prospect of any easy and automatic solution.

In 1960 there were 48,000 dwelling units in the metropolitan area which were not in sound condition. There were a further 23,000 which, while structurally sound, lacked some plumbing facility, a pretty sure sign of unsatisfactory condition. Out of the total of 71,000 deficient units, about 60 percent were in the District.

Perhaps a third of these units could be considered slum dwellings which should generally be torn down. They were occupied almost entirely by families of low income, often by broken families, and very often by Negroes.

Most of the other deficient dwellings were in gray areas of blight and decay in the District (such as the Northwest area between Massachusetts and Florida Avenues) and in the nearby portions of the older suburbs. Some of this housing must be demolished in neighborhood rebuilding, but much of it can be saved and

rehabilitated if the progress of neighborhood blight can be arrested.

Washington needs a large additional supply of housing available to low and middle income groups to re-house families now living in dwellings which should be destroyed, and a further supply for the thousands of families who will be displaced by highway and other construction projects. And of course housing must be supplied to accommodate the increase in numbers of low and middle income families, an increase which comes from family formation within the metropolitan area itself and from the large and incessant in-migration of such families.

The Inadequacy of Present Solutions and the Relative Failure of Public Housing

All these needs of lower and middle income families must be met with housing of acceptable standards if we are to create a decent living environment for all our people. But how?

Private builders serve only families in the upper parts of the income scale. The dwellings vacated by their purchasers move down a notch to supply lower income groups, and so on like musical chairs, until after many dreary years the houses come within the price range of low income families, but so worn out and dilapidated that they should no longer be continued in use.

There is also an additional supply of dwellings for lower and middle income families through the cutting up of large older

houses and apartments -- sometimes providing satisfactory living conditions but more often not.

Finally there is public housing, a program bright with promise in 1937 when it was inaugurated, and again in 1949 when Congress gave it a new and generous lease on life after the war period. Senator Robert A. Taft, that great and good Republican, stated it as his opinion that about one-tenth of all residential construction in the United States should be public housing to meet the needs of low income families. Had this ratio been maintained we would now have two million public housing units, whereas alas we have only half a million.

While I yield to no one in my support of public housing, I think I can discern the principal reasons for this relative failure. In the first place, it is public and it generally looks public and institutional, two things which the American family almost instinctively shuns. In the second place, in catering to very low income groups it has become a sort of economic ghetto where the indigent and underprivileged congregate and from which the more alert and energetic are expelled when their incomes reach established limits. And finally public housing, because of a wholly unwarranted fear that it will compete with their activities, has been opposed in season and out of season by developers, home builders, realtors, and other conservative propertied classes.

Despite the valiant and intelligent efforts of the National Capital Housing Authority, public housing has had no better success in Washington than elsewhere. The Authority is not empowered to operate in the suburbs where vacant land is available, while within the District sites have not been found for sufficient housing to accommodate the low income families displaced by government projects, let alone to start on the mission of depopulating the slums.

A New Program for Middle Income Housing and its Compelling Advantages

What is needed is a great and new supply of housing of good standards which will be available to middle income families. It is planned to formulate such a program for early presentation to the Congress. This program contemplates enlisting the cooperation of private builders of rental or sales housing who would be furnished Federal loans on especially advantageous terms. Their projects would be rented or sold at current going prices, but the builders would be required to take half their clients from families certified by public authorities as needing assistance in meeting rents or the monthly payments on purchased homes. The reductions made by the owner pursuant to such certificates would be rebated to him by the Federal Government out of the monthly debt service payments which he would otherwise have to make.

Such a program would greatly expand the present market of private builders by letting them cater to lower income groups than

they now can reach. Projects would serve a wide range of income levels and foster a more democratic cross-section of economic groups than is now possible in public housing. The relations between owner and client would be the same as those customary in private life except for a determination by a public agency of the client's income for the purpose of setting his rent or interest rate. There would be no eviction for increased income; when a family became able to pay the full economic rent, its subsidy would cease but it would be able to continue occupancy of its home.

And finally a large new supply of housing for middle income groups would permit older acceptable housing to filter down to low income groups at rents they could afford, and would at long last make it possible to depopulate the slums.

There are many who believe that private developers would welcome such an opportunity to expand their markets, and if the suburban opposition to low and middle income groups can be worn down or broken at all it is thought that private developers can do it more easily than public housing authorities. I hope the Congress will authorize a beginning program along these lines, and that it can be utilized in Washington to expand the supply of good housing for the families of modest income who need it so desperately.

The Financing of a Great New Program of Public Works

The growth of our metropolitan areas and other urban places

will require enormous expenditures both by private enterprise and by government. The role of government will of necessity continue to grow, for there is an increasing number of functions formerly undertaken by individuals and families which must now be undertaken by collective action.

I have mentioned a few of the governmental expenditures which will be required if we are to carry out the plans for an orderly and controlled metropolitan growth -- the outright purchase of open spaces or the acquisition of development rights; the advance purchase of land in corridors or corridor cities for subsequent resale and development by private entrepreneurs; land improvements including streets, roads, water, and sewers; schools, libraries, and other public buildings; rapid transit and subways; and an increase in the supply of housing for low and middle income groups. There are many other needs which I have not discussed such as education, urban renewal, airports, the eradication of water pollution and air pollution, and there will be others not yet envisioned.

How are these to be financed? The resources of local communities and of the states are already inadequate, because of limitations on the systems of taxation open to them. Real property taxation has long been outdated. It cannot raise funds adequate for the complex and growing needs of our urban society; it is difficult to administer fairly; and bears no direct relation to ability to pay.

Sales taxes are limited in amount, and are manifestly unfair because of their relatively high incidence on low income groups.

Income taxes (including capital gains taxes) are obviously the answer. Their yield is ample and since they bear more heavily on those best able to pay they are well suited to a nation like ours with its extremes of income and wealth. But income taxation is not feasible of application by cities and only to a limited extent by states. The Federal Government, however, can employ income taxation to great advantage, and if loopholes are closed and honest reporting assured through electronic cross-checking, the system will be eminently fair.

As the Urban Revolution has developed in this country, especially since the New Deal, the Federal Government, financing itself largely through income taxes, has undertaken a host of Federal-aided programs. Interstate roads with 90 percent grants and other roads with 50 percent grants, airports, public housing, urban renewal, public facilities, college housing, and open spaces are among these aided programs. Although these programs have been successful to a certain degree, there has been consistent and friction between Federal and local agencies, and progress has been almost interminably slow.

A New Philosophy of Federal Taxing and Local Spending

There is a school of thought developing, however, which looks

forward to a new philosophy of public works financing which involves a division of labor between the Federal and local governments. The Federal Government would assume the role of principal tax collector for the nation, while state and local governments would plan, administer, and operate public works financed by revenues made available to them by the Federal Government on the basis of their needs.

This philosophy, I must emphasize, is very different from that which now prevails. Today Federal grants are looked upon as contributions to supplant local governments made out of funds owned and controlled by the central government. On the theory that he who pays the piper calls the tune, Federal legislation has allocated its grants to specific programs subject to specific conditions, and the Federal bureaucracy has undertaken a complete regulation of local programs. It approves sites, plans, and expenditures down to the minutest detail.

A new philosophy would recognize that the funds taken in by the Federal Government for local use are derived from local taxpayers and should be made available to local jurisdictions with no more strings than if they were collected directly by the local governments. Local governments could apply the funds which they receive to the purposes which best suit them, one place to urban renewal, another to rapid transit, or a third to housing. And in

their expenditures they should be completely free from Federal intermeddling. For the wisdom and the honesty of their operations they should be responsible to their own local electorate, not to a Federal Administration.

We have the resources of material and capital to embark on great programs of urban improvement at once, and the volume of labor required by them would be of the greatest value in alleviating persistent unemployment. These programs, from a social point of view, are fully as important as our defense program. Yet it is a strange paradox of our capitalist economy that if by some fortunate arrangement for world-wide disarmament we were able to cut defense expenditures by say 30 billion dollars a year, the Congress would be most reluctant to invest even half of this sum in the rebuilding of our cities. I suppose the reason is that our defense program, the greatest public works project of all times, is favored by business interests because of its very satisfactory profits and because the vastly expensive hardware which it produces serves no consumer purpose and becomes obsolete so rapidly there is not the remotest chance it will stay around to compete with any form of private business.

Or might the reluctance of Congress be due to its belief that the American people do not value beautiful and commodious cities and an adequate standard of living for all our citizens sufficiently

to tax themselves for these enlightened purposes?

The Coming Down of Fair Legislative Power for Our Cities

But come what may, our metropolitan areas and other cities will need to expend vast sums for their orderly growth, and will have to call on the cooperation of the Federal and state governments. For the last twenty or thirty years it has been increasingly difficult for urban areas to secure necessary legislation for this purpose because of their weak political power in relation to rural areas. Election districts set up years ago have given rural populations a disproportionate power both in state legislatures and in the Congress. Rural majorities have generally refused any reapportionment to correct this situation, and the courts have traditionally declined to intervene.

This year, however, the Supreme Court, in a decision which marks a major turning point in the Urban Revolution, has held that the courts can intervene to require and, if necessary to dictate, fair representation both in state legislatures and in the Congress. Within a few short years, urban groups seeking essential cooperation and assistance from the state legislatures and the Congress will be able to outvote the more conservative rural blocks. Then will come some inevitable splits between the older cities and the suburban areas, and before the decade is out we may have three, not two, voices clamoring for ascendency.

Our Archaic Governments and the Overseeming Power of Project Interests

The Washington metropolitan area is handicapped by one of the most difficult conglomerations of governmental organizations that has ever been devised. The District is governed by Congress, the non-resident proprietor of the central city's principal business. The three Commissioners, one of whom is an Army engineer with no local ties to the city, are surrounded, and supported or hampered, by a host of commissions, authorities, and boards, all of whom act under the constant scrutiny of the powerful Congressional committees concerned with District affairs. As a result there are multitudes of persons in the District who can veto any project, but not one person -- not even the President -- who can say "Yes" with any finality.

In the suburbs, governments are dominated by speculative land owners, developers, and builders who are the resident proprietors of the suburbs principal business. Their generous campaign contributions guarantee them an overwhelming voice in county affairs. While the governing body and its commissions procrastinate and delay, they busily but silently divide up the county, see to its zoning, plan its sewer and water systems, and lay out subdivisions unrelated to neighborhood plans. To them land is but a commodity, and they refuse to believe that it is vested with a large and important public interest.

The Lethargy of Our Citizens and Its Causes

The citizens of Washington are apparently oblivious of the fact that the patterns of metropolitan growth are being laid down for all time on the basis of maximum private profit rather than maximum public utility and amenity. The citizens from whom leadership should be drawn are lulled into complacency by their own prosperity which isolates them in split-level homes on their respective half-acre lots. They assume that things are not too bad for they never venture to inquire how much better they might be if they paid some attention to them. They naively believe in growth for growth's sake, and never question the assumption that bigger is always better.

Perhaps we should not blame the citizens of Washington too harshly for their lethargy and indifference. In the District they have no vote in their own affairs. In the suburbs the large numbers who are in the Federal service are debarred from political leadership through the Hatch Act. In earlier and more stable cultures, citizens gradually became acquainted with the problems of their community and acquired some experience in solving them. But today communities are not stable, but growing and changing at terrific rates, and the citizens themselves are highly mobile, living but a few short years in any one place. The problems of great cities are becoming too large in scale and too complex to fit into ordinary human

experience. As citizens we hardly have time to understand the ingredients of a problem before it changes, and we are forever seeking a reorganization of functions in the hope that this will achieve the results which in reality can be achieved only through inspired and dedicated leadership.

The Challenge of the Urban Revolution to the Next Generation

The problems of our metropolis, though complex and difficult, are interesting, exciting, and challenging if we but become immersed in them. It is the hope of this conference that you, the mentors of the next generation, can help immerse your students in these problems, excite their curiosity, and urge them to think what they will do when they come into man's estate. I hope that they will grow up as citizens of the world determined to take effective steps to curb the population explosion; as citizens of the United States determined (among other things) to work out a new plan for financing the multitudinous activities needed to keep up with the Urban Revolution; as citizens of the metropolis determined to put the needs of the whole metropolis before they lesser needs of its parts; as citizens of their county or city determined to secure planning and land controls dictated by the public interest and not by private profit; and as citizens of their neighborhood determined to help create and to nurture a local community spirit.

In ending I want to emphasize the great value of local community spirit. My own Town of Somerset is a small community of under 400 families, but it forms a true neighborhood centered around our Somerset School. Thanks to having our own government and regular monthly meetings, we have developed a community attitude and a spirit of cooperation with each other and with our neighboring communities. Our Town has an individuality of its own and we have a feeling of "belonging" which is denied to families living in the great unorganized parts of the metropolis.

Although most other sections of the metropolis do not have the advantage of belonging to a Town, they do have a school as the focus of their neighborhoods and almost always an active parents' organization going along with it. With your aid as leaders in your respectful schools they can be made centers for study and participation in the problems of the Urban Revolution as they confront the next generation--problems which are certainly destined to become more complex and more difficult until we ultimately solve them or evade them--God grant it be the former.

THE WASHINGTON CENTER FOR METROPOLITAN STUDIES

A Bibliography of the Social Consequences of Large-Scale Physical Changes in the Urban Environment

by Marvin G. Cline
Summer 1962

Introductory Note

The following bibliography is a highly selected list from both the urban sociology and the urban planning literature. The primary criterion used in making the selection was the contribution of the article to the problem of the effects of physical change on community structure. Thus, a great many articles on urban structure were not included because they dealt with dimensions of society too gross to be directly related to the dynamics of the community (institutional, demographic, or ecological properties of structure). The only theoretical articles included were those whose hypotheses related to interpersonal behaviors and community structure.

The most interesting aspect of the planning literature is the great lack of serious attempt to assess the effects of the physical designs of the planners. At the same time there seems to be little interest in social structure on the part of those who plan the highways, while a small group of planning theoreticians have begun to exhort their colleagues to add social science data to the other data used in arriving at planning decisions. Consequently, one is faced with either a series of economic and ecological impact studies (which are largely irrelevant to the present paper), or a series of editorial comments on the necessity of coordinating the social sciences with the planners. These latter comments are interesting, although they add little substance to the discussion. For that reason, only a few of the more important, articulate, or influential of these comments have been included in the present bibliography. None of the economic impact studies have been included, although a few of the more recent surveys of this literature have been noted.

The only area which supplied data moderately close to the present topic was the literature on the social consequences of the slum clearance programs. Here, physical change is involved with community structure in what is generally a rather destructive manner. Methodologically, this is very similar to the problem of the impact of an expressway on the social structure of the community, even though the particular physical variables are not the same. Consequently, as many of these articles were included as could be found. Unfortunately, these were very few. However, this is the only area in which planners and social scientists seem to be working closely together, which might be indicative of a future rapprochement of the disciplines.

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The Negro Migration

By Eunice and George Grier

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The Negro Migration

Doubled populations in a decade pose urgent problems for northern cities

By Eunice and George Grier

To those concerned with the future of urban housing, one of the most significant trends of the decade just closed has been the migration of large numbers of Negroes from south to north, and from rural to urban areas. With immigrants from foreign lands less numerous than formerly, these native-born Americans are now supplying northern cities with the pool of unskilled and semi-skilled labor still essential to the smooth functioning of industry and commerce, and to the continued economic advancement of residents longer established.

They are going chiefly into the central sections of the cities, where many immigrants have gone since the nation's beginning. The huge influx, combined with the rapid movement of whites outward from the urban core, and the artificially restrictive effects of racial discrimination, can have the most profound impact on urban housing patterns of the future. It is not too extreme to say that these vast population forces can wreak havoc upon any housing program undertaken without full recognition of their meaning, no matter how soundly conceived it may be in other respects.

Only the 1960 federal census, full results of which may not be available until 1962 or 1963, can tell the full story of population changes in the past decade. Yet scattered interim censuses and special analyses of vital statistics already enable us to draw many conclusions about their nature, magnitude and direction—and even to make some predictions about the future.

The current great trek of Negroes to the north began in World War II, when labor shortages and a presidential directive opened many jobs for Negroes in northern defense plants. But unlike the previous war-born migration of 1918 to 1920, which brought many cities their first substantial Negro influx, it did not slow down when the strife ended. Instead, it continued and even accelerated. The Negro population of Syracuse, New York, more than doubled in the 10-year period between 1940 and 1950. It doubled again in the 7-year period of 1950 to 1957, increasing numerically by about 4,500 persons compared to 2,500 in the previous decade.

In almost every city of the north and west where census statistics or reliable estimates are available, they tell of great—sometimes almost fantastic—growth in Negro population. New York City went from 776,000 to 981,000 nonwhites between 1950 and 1957, a gain of 205,000 or roughly 26 percent. Many others experienced greater increases in proportion to their previous Negro representation. Philadelphia is estimated by the Institute for Urban Studies to have gained 134,000 Negroes between 1950 and 1956, a growth of 36 percent over the 1950 total of 380,000. Negroes in Indianapolis increased by about the same percentage. San Diego, which saw its white population grow by almost one-third from 1950 to 1957, virtually doubled its nonwhite population during the same period.

Why They Migrate

Why do Negroes move north? In search of jobs and a better life. The contraction of employment opportunities in southern agriculture, without a corresponding opening of jobs in southern industry, has been an important impetus. They do not migrate, as some politicians have implied, chiefly with the aim of subsisting effortlessly on public welfare. Just as the Puerto Rican migration to the mainland has been found to be extremely sensitive to the availability of jobs—the 1954 recession produced a 69 percent drop—examination of vital statistics indicates that the Negro migration northward varies substantially with national and local economic conditions. By and large, though not always with perfect sureness of aim, they go where the jobs are.

While the influx to the larger cities has been more impressive numerically, the growth in many smaller jurisdictions has been much greater in proportion to their previous Negro population. This means, in essence, that the migration is spreading out. Once directed chiefly to

the largest industrial areas, it is now going to many medium-sized cities as well. Rochester went from less than 4,000 Negroes in 1940 to an estimated 16,000 in 1957. San Jose, California, had a gain of 142 percent between 1950 and 1958. Newark is now over one-fourth Negro; Buffalo over one-eighth. An approximate doubling of Negro population has been a fairly common occurrence for cities in the size range of 100,000 to 500,00 during the past decade.

Observations in a number of these cities indicate that many which previously had only tiny Negro percentages are beginning to experience the growing ghettoization and the problems of housing shortage, rapid deterioration and neighborhood change long familiar to Chicago, Detroit and Philadelphia. This, then, is one of the significant consequences of the migration to date: racial problems in housing, once a virtual monopoly of the giants, have now come to the smaller cities of the nation as well.

Cities Underestimate Change

The difficulties, in fact, may be even more severe in some of these cities because the more rapid proportional expansion of their Negro population presses harder on the available housing supply. Yet it is a striking fact, confirmed in numerous interviews, that local civic and business leaders in most of these cities rarely show much awareness of the growth. They grossly underestimate both its magnitude and its implications. They take little or no account of it in their thinking about the future of their cities.

The social and economic significance of the Negro increase is by no means confined to the city boundaries, but so far the Negroes themselves have been. With few exceptions, the suburbs have been overwhelmingly successful in excluding Negroes. Of 32 jurisdictions surveyed by the Census Bureau during 1958 and 1959 in suburban portions of Cook County (Chicago), Illinois, only four had over 100 nonwhites and over 80 percent had less than 25. Quite typical of the pattern were Evergreen Park and Oak Lawn, both of which had more than doubled in size since 1950. In 1958 each contained about 22,000 whites and exactly eleven nonwhites. In a similar vein, a 1957 analysis of interim census statistics by the Philadelphia Housing Association disclosed that 10 out of 16 municipalities surveyed in suburban Philadelphia had experienced actual declines in nonwhite population since 1950. The suburbs of New York City may represent one of the few exceptions to the general trend, since here a substantial outflow of Negroes is evident. But even in this case it is confined largely to a few pockets.

Meanwhile the black belts continue to grow within the cities. In Buffalo, to give just one example, two small Negro concentrations of 1940 have expanded and joined until now the recognized "Negro area" is a large pie-shaped section which virtually bisects the city from north to south. The newcomers would go to the central districts anyway, of course, few are in a position to buy initially into suburban areas, just as were few previous immigrants of white skin. But they would seldom be permitted to do so even if their finances permitted, as some Negroes who have achieved professional standing have learned.

Usually possessing few skills and little money, the new Negro arrivals resemble most previous immigrant groups in having a far greater future potential than present capacity. Like many of their predecessors, they are often ill prepared for the complexity and cramped conditions of urban living. However, these are temporary handicaps and other newcomers have overcome them with time. Negroes have another handicap which may be more serious: the color of their skins. It forms a permanent badge of difference from the majority, not erasable by changing to more expensive clothes, acquiring a better education, or losing an accent. It makes them indefinitely vulnerable to discrimination.

This, rather than any present limitations, forms the chief reason why the increasing concentration of Negroes within the cities is of such great concern. Others in the past have started with equally few skills and low relative incomes, and they have not capsized the cities. But if continuing rapid growth of Negro populations in northern cities is accompanied by a continuance of barriers which prevent them from achieving the economic level and freedom of residence of the white majority, the consequences could be most serious.

Threat to the Suburbs

The potential effects on the tax base and upon the cities' ability to maintain and renew themselves have been discussed elsewhere, and we will note them only in passing. The attracting of a few thousand white people back to the cities through redevelopment is unlikely to solve the fiscal problem. The suburbs, of course, will not escape suffering if the cities go under; and so their present restrictive policies may eventually boomerang. The whole problem may eventually force concerted action on the regional or federal level. This much is certain: no more powerful incentive could exist for industry, labor and government to end racial discrimination than the fact that it may ultimately bankrupt the cities which are the chief source of their sustenance.

But should not the Negro population growth stabilize soon, simply because the migration dries up at its source? The influx from the south will not continue high indefinitely, whether or not restricted. Most migrations are inherently self-limiting, and this one will be no exception. The population pool in southern states from which the migrants are derived must be dwindling rapidly. The wonder may be that it has held up so long. Between 1940 and 1950, one-fourth of the total Negro population of Mississippi at the beginning of the decade left the state, and almost half of all Negroes who reached the age of 30 during the decade did so. Still, the most recent statistics

we can muster do not indicate that migration is yet diminishing.

But the timing of its cessation may be of comparatively little moment. It will not reverse the prevalent trend of growth, or even halt it. It must be borne in mind that migration accounts for only part of the increase in Negro population of northern cities. A very substantial portion, varying somewhat with the city, is made up of natural increase (excess of births over deaths) in the resident Negro population. But the greater the proportional growth due to migration, the greater the natural increase also. The first generates the second. Upon this phenomenon hang certain very important implications for the future.

Birthrates Extremely High

The birthrate among Negroes in some U.S. cities today seems fantastically high. In Syracuse, for example, the Negro birthrate in 1957 was 44 per thousand. In Niagara Falls, New York, it was 50 per thousand. These rates are as high or higher than those recorded for many underdeveloped countries of the world. If the term "population explosion" has meaning anywhere, it certainly applies to many of America's cities.

These urban Negro birthrates, however, must not be confused with the birthrate for the U.S. Negro population as a whole. It is considerably higher than for whites, but considerably lower than for the cities just mentioned. In 1957, it was estimated by the Census Bureau to stand at 35 per thousand, compared to 24 per thousand for whites. The disparity between the national figure and those reported for some individual cities is due to the disproportionate number of young adults in the cities' populations.

Most migrations (with occasional significant exceptions, like the movement of retired persons to Florida and California) are made up chiefly of young people in their early childbearing years. The Negro migration follows the general rule. Thus it is that soon after the newcomers arrive at their place of intended residence, and sometimes even before, they set about the time-honored process of propagating the species. The smaller cities, with greater relative influx, have larger proportions of young adults and thus usually higher birthrates than their larger counterparts.

Population predictions are always risky, but the one which follows is safer than most: barring events of catastrophic nature, the Negro populations of most northern urban areas can be expected to rise at a rapid rate for some years to come. With Negro death rates standing around 10 or 11 per thousand, only slightly higher than white, natural increase alone will account for a rise of 3 to 4 percent per year in the Negro populations of many areas, at least until the recent arrivals leave the most fertile years. And beginning in the 1970s, these people's children will take their place in the reproductive cycle.

Not only humanity but also simple prudence demands that the cities recognize the growing needs of these Negro children for decent housing and living conditions and for equal opportunity. As the Negro populations of the cities have been increasing in fertility, the rush of whites to the suburbs has left behind a growing preponderance of white persons past childbearing age. So it is that in Philadelphia and Newark, where Negroes make up about one-fourth of the total population, one baby out of every three born alive today is Negro. In Buffalo and in New Haven, both of which are now about one-eighth Negro, the proportion among births is one in four.

In an era when it is customary for young white families to take up residence in single homes in the suburbs, increasing millions of Negro youngsters are growing up in cramped, lightless apartments and often single rooms in the central city slums. Their neighborhoods generally lack the open space, playgrounds, good schools and pleasant, safe surroundings which are the prerogative of the average white child. If juvenile delinquency is a problem today among Negro youth, it is worth reflecting a moment on what it may become in 10 or 15 years—and not just in New York and Chicago, but in New Haven, Erie and Rochester as well. Bad housing, we now know, is not the only cause of juvenile delinquency and other social problems, and good housing is not always a cure. But only a fool would claim that bad housing has a salutary effect.

The Challenge

These, then, are the chief components of the challenge which the Negro migration holds for the cities of the north: It has brought rapidly increasing Negro concentrations to almost all cities, often doubling in size within the past decade alone. Once confined mainly to the largest cities, racial problems in housing have now come to many cities in the 100,000 to 500,000 range as well. Problems may be even more pressing here because the relative growth is usually more rapid. Rigid resistance to Negroes in the suburbs, together with continuing barriers to economic equality everywhere, threaten the cities with a growing concentration of low-income people which could undermine their fiscal solvency. A continuing rapid increase in Negro population is in store for most northern urban areas for some years to come, even if migration should cease tomorrow. Because urban white birthrates are much lower than urban Negro birthrates, the proportion of Negro babies born today in the cities is startlingly high. These are facts which have profound implications for urban housing. The survival of the cities may depend on how these problems are handled.

The Negro Migration: II

Kept out of the expanding suburbs in the 1950s, minority families concentrate in central cities

By Eunice and George Grier

THE DECADE of the 1950s, which brought to this nation the greatest prosperity it or any other has known, was also a time of immense change in America's residential patterns. It was a period in which the housing stock increased about twice as fast as the number of families. In consequence, millions of families were able to undouble and acquire separate quarters for the first time. The average number of persons per occupied housing unit continued a long-term downtrend despite the postwar flood of births, and married couples without their own households decreased in number by more than half.

The 1950s were the era of the burgeoning suburbs, when the populations surrounding America's major cities grew in the aggregate by almost 50 percent—in many metropolitan areas by 75 percent or more—while the populations within many central cities actually declined. Yet the 1950s also saw the urban renewal program, after an uncertain start, pick up steam and begin the immense task of arresting the urban decay which had helped send so many millions outside city limits in their search for better housing and neighborhoods.

It was a decade in which population mobility was so great that one-fifth of the nation moved every year. Not all American families took part in this movement, of course; but so many did that the net result was a tremendous reshuffling of people and dwellings, in which most families probably acquired residences substantially better than the ones they had left.

Overall, then, the 50s were a period not only of change but of improvement in the housing of much of the population. What did these years mean for Negroes, long one of the most disadvantaged segments of the housing market? Did they bring a decline in residential segregation to accord with the often substantial progress toward desegregation in employment, public accommodations and schools? Did they mean improvement in the quality of the housing and neighborhoods where Negroes were able to live? To what extent did Negroes participate in the movement to the suburbs and into newly-constructed housing which characterized so much of the white population?

One result of the population shifts of the 1950s was to intensify a divergence in racial makeup between suburbs and central cities which had already been formidable when the decade began. By the time it ended, most major cities had registered a large growth in Negro population. Increases of 50 percent or more were common; and in such diverse and widely-separated cities as New Haven, Syracuse, Milwaukee, Dallas, Los Angeles and San Diego, Negroes approximately doubled in number in only 10 years.

The trend in the suburbs was often just the opposite. While in many cases the suburban parts of the metropolitan areas had *numerical* increases in Negro population during the decade, the white growth was so much greater that the net result was a decline in the Negroes' percentage of the whole. Take suburban Washington, for example. There was a modest numerical increase among Negroes in Washington's suburbs, but the white population nearly doubled. In consequence the Negro percentage of the total fell from 9 percent in 1950 to 6 percent in 1960.

From 35 to 54% in Washington

Meanwhile the city of Washington itself was experiencing a process quite common to other major cities, although the statistical outcome in Washington's case was somewhat more dramatic. The Negro population within the city increased by 134,000 persons, while the white population declined by 172,000. In consequence, the total population of the city dropped almost 5 percent—and the Negro proportion of the total increased from 35 to 54 percent, making Washington the first important city in the nation to acquire a Negro majority.

Eunice and George Grier, sociologists, wrote "The Negro Migration" in the 1960 Housing Yearbook. This article is based on the 1960 census data.

Washington Post

Eunice and George Grier of Washington, D. C.

The changes which took place in Washington and its suburbs were paralleled in varying degree in many other metropolitan areas. In the suburbs of 10 out of America's 15 largest cities, the proportional increase in Negro population during the decade was substantially smaller than the increase among whites, so that the Negro percentage declined. (The five exceptions included the three largest, New York, Chicago and Los Angeles, plus Milwaukee and Boston.) In the meantime, *every one* of the 15 largest experienced a great increase in Negro population within the central city.

The result, in most cases, was a growing concentration of Negroes in the city, a declining proportion within the suburbs, and a net increase in the propensity of metropolitan areas to resemble bullseyes with white rings and black centers—a tendency which was already disturbing to many students of population, housing and social problems a decade before.

Much of the Negro growth which did take place outside the central cities was concentrated within the aging, often heavily-industrialized suburbs—the Newarks, Garys and Camdens—which have little to mark them as suburban except location and relative size. Most often, too, it resulted more from an excess of births over deaths within existing Negro enclaves than from suburbanward migration. Some better-heeled Negro families did find homes for the first time in desirable suburban neighborhoods hitherto restricted almost entirely to whites, but they had little effect on the overall statistics.

Some small suburban Negro settlements which had existed for decades were wiped out during the 50s by new highways or other civic improvements. Presumably many of their inhabitants had no choice but to join the growing Negro concentrations in the central districts.

The fact that Negroes did not participate substantially in the suburban migration means that they had little access to new housing. The great bulk of new units constructed during the decade were built outside the central cities. Some new developments became available to Negroes, either on a segregated or an integrated basis. While these were unquestionably of symbolic importance, the number of units occupied by Negroes in all of them combined was relatively small, whether compared to the total number of new housing units produced or to the Negro population.

Substantial Improvements Made

Despite all this, there is every evidence that Negroes were able to make substantial improvements in their housing conditions during the 1950s. They accomplished this chiefly by succeeding to older but still good homes vacated by whites in urban neighborhoods. At the same time, urban renewal and private rehabilitation began to replace or restore to standard many of the worst units which upwardly-mobile Negro families themselves had left behind in their effort to better their housing situation.

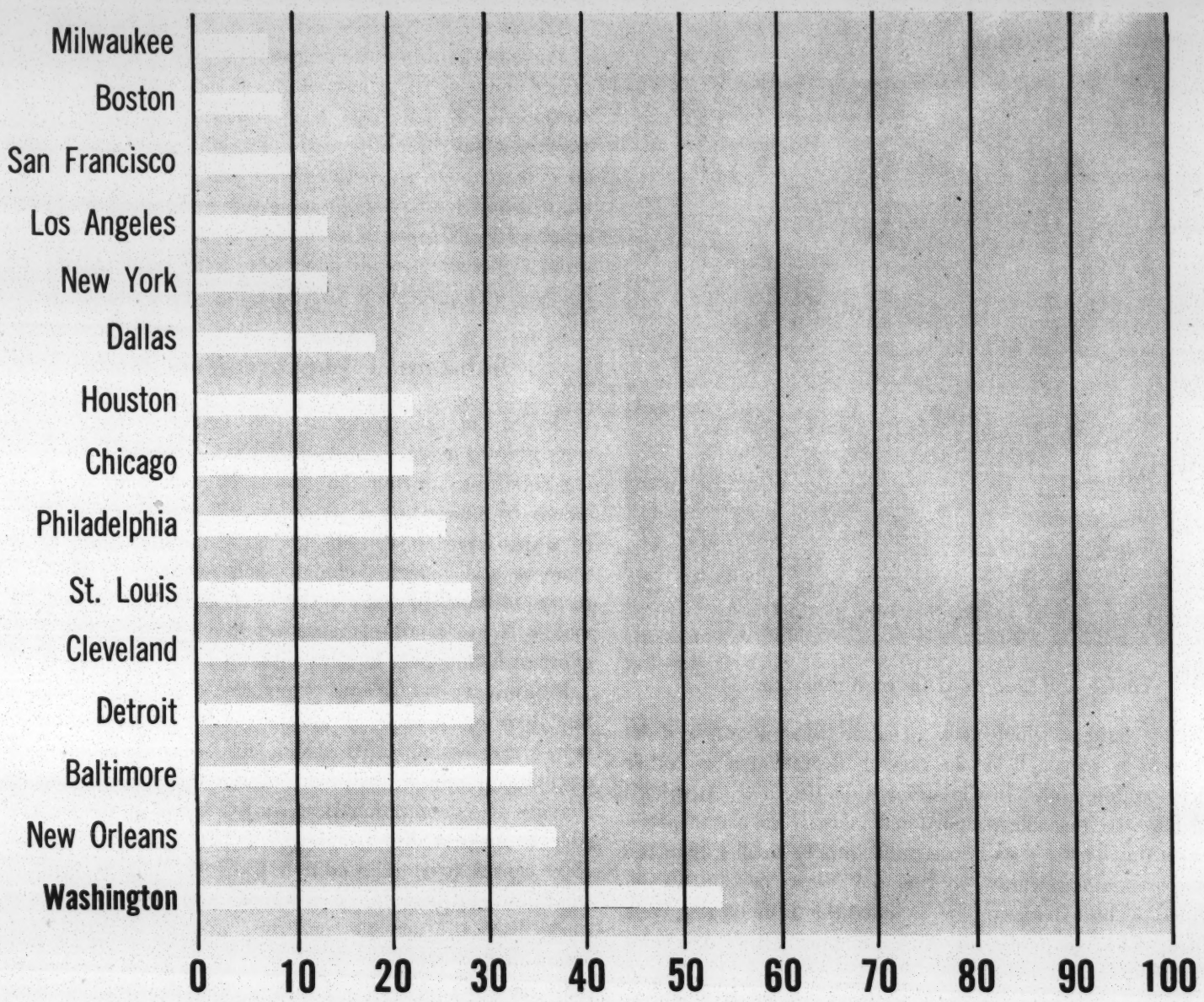
Preliminary tabulations from the 1960 census suggest that there has been a substantial decline in the number of nonwhite-occupied units which are dilapidated or lack essential plumbing facilities. (Unfortunately, because of changes in enumeration procedures, it will never be possible to make a direct comparison between the 1950 and 1960 census housing condition statistics; improvement in condition can merely be inferred, and then only on a rough basis.) Much less uncertain are the statistics indicating that nonwhite-occupied units have increased substantially more than nonwhite families, unquestionably resulting in undoubling and reduced crowding.

Home Ownership Increased

Home ownership by Negro families also increased somewhat during the 1950s. For the nation as a whole, owner-occupied units rose from 34.9 to 38.7 percent of all units occupied by Negroes. This gain of slightly under 4 percentage points compares with a rise of 7.5 percentage points for whites, who had already owned well over half the homes in which they lived at the decade's outset. Nationally, therefore, Negroes did not do particularly well in this respect. Yet in some cities the increase in Negro home ownership was dramatic. In Philadelphia, for example, it rose from 29 percent to 44 percent between 1950 and 1956 alone, at the same time when a considerable increase was occurring in the Negro population.

But a statistical analysis is hardly necessary to demonstrate that both housing and neighborhoods of substantially improved quality were made available at least to the more fortunate Negro families through white migration to the

Percent of Population Negro in the 15 Largest Cities, 1960



For the first time, Negroes have become a majority in one of the 15 largest cities of the United States. The graph is from *Understanding Washington's Changing Population,* by Eunice S. Grier, published by the Washington Center for Metropolitan Studies.

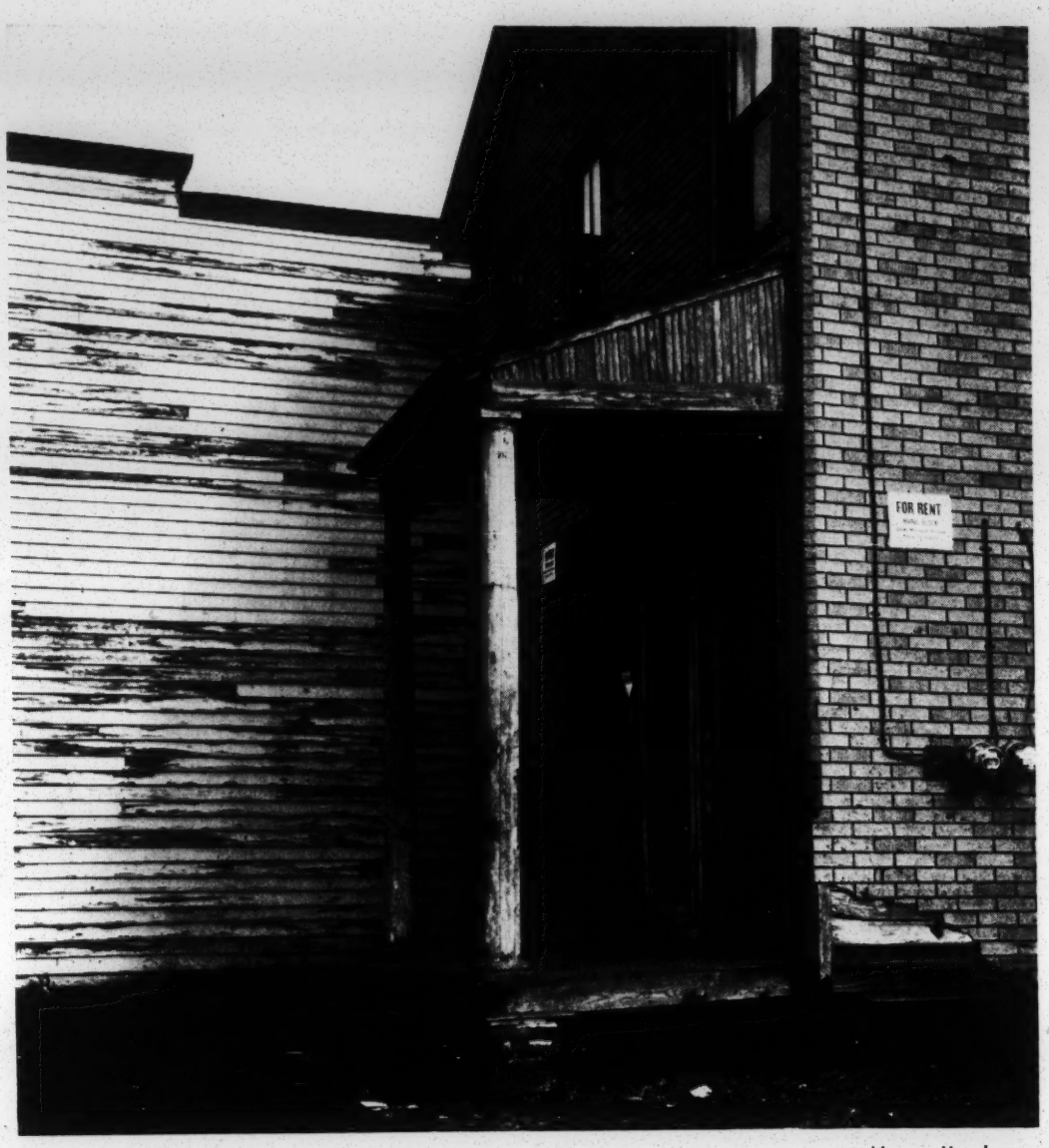
suburbs. Germantown in Philadelphia; the Humboldt Parkway area of Buffalo; much of Washington's desirable Northwest section; the Ludlow area in Cleveland; the Ashburton neighborhood in Baltimore; the Weequahic area of Newark, New Jersey; Russell Woods in Detroit—these are typical of the established, generally good residential areas in many cities which Negroes entered in substantial numbers during the 1950s.

Many of these neighborhoods previously had been heavily Jewish. As higher-income Jews have found residential barriers against their group declining, areas where they had once been concentrated have been left to Negroes. Hand-me-downs they certainly are; and their acquisition does not in itself imply progress by Negroes toward full equality of opportunity in the housing market. But that they are much better than the neighborhoods in which many Negroes formerly lived is unquestionable.

While the housing in these areas has often reached the age where considerable maintenance is required, superficial observation indicates that this maintenance is usually being given by the new Negro residents—sometimes more reliably than by the white former owners during the years immediately preceding their departure.

The neighborhoods themselves often have much to recommend them—convenience of location, well-established trees, open space, good schools and neighborhood facilities. They are generally good place in which to raise children, in sharp contrast to the congested slums where even the more economically-secure Negro families often lived until a few years ago.

Yet they are *urban* neighborhoods, and herein lies a fact of great potential import for the future of the metropolitan areas. For Negro families are raising their children in the city, while white families are increasingly doing so in the



Nancy Henderson

Despite improved housing opportunities for Negroes, many families cannot get dwellings as good as this wornout house.

suburbs. The result, as these children grow to maturity, may well be to reinforce the trends which have already gone so far toward producing predominantly Negro central cores with all-white outskirts.

Other Cities Follow Washington

While Washington is first among the nation's largest cities to acquire a Negro majority, it may not be the last. Baltimore and New Orleans, where Negroes now comprise 35 percent or more of the total population, stand about where Washington did only a decade ago. Philadelphia, Detroit, Cleveland and St. Louis, all more than one-fourth Negro today, have about the same racial composition as Washington did in 1940. The rising numerical strength of Negroes in the cities has had positive aspects, since it has often given them increased political strength and has put force behind their rising demand for equality of opportunity. But the emergence of entire political jurisdictions sharply differentiated on a racial basis may be something else again.

Who knows, also, whether the housing vacuum which has played such a large part in enabling Negroes to better their housing conditions—and evidently has aided to a considerable degree in reducing the general incidence of blight—will continue if the cities increasingly fill up with Negroes, while the suburbs remain almost exclusively white? Will the pressure of demand upon supply rise once more, with a resurgence of the consequent exploitation and overcrowding that contribute so much to urban decay? These ills are by no means gone from the cities today, but at least they seem to be on the wane. Will they return with a vengeance in a few years to come?

Many solutions have been ardently proposed for the problems of the urban core, and some of them are increasingly being implemented. There is considerable question, however, whether any can have permanent effect so long as racial restrictions remain widespread in the suburbs. Strenuous action to break down discriminatory barriers in suburban areas has been long in coming. Some progress toward this end has recently been made, particularly through legislation and judicial action. Much more may be imperative if the housing gains of the 1950s are to be preserved.

Urban Freeways and Social Structure– Some Problems and Proposals

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•THIS PAPER treats a newly identified force that those who build highways and other large-scale physical developments in congested urban areas have encountered. That force is society. Although a powerful force, its strength is transmitted through the political system in a more emotional way than land values or economic activity which are more commonly recognized. The force of society is expressed in anxieties and fears, frustration and loneliness, but also in loyalty and love. The intrinsically public decisions of highway building have already encountered these powerful forces in public hearings, in elections and referendums, in the press, and in legislative deliberations. They have effectively blocked some specific highway developments. Because the social sciences offer a way to understand these forces and to accommodate necessary public works to them, a beginning should now be made at a long, difficult, but inescapable study of social structure as it is influenced by large-scale physical changes, particularly urban expressways.

In the social world, as in the physical world, for each action there is a reaction. To the extent that reactions can be adequately anticipated, actions can be adequately planned. No better example of this proposition can be found than the planning and construction of highways. Consider the reactions or consequences of highway construction, and the precision with which they can be anticipated. The cost of moving great volumes of traffic from one point to another can be precisely established and related to the anticipated benefits accruing to the users of the highway. Further, the changes in the value of the regions connected by the highway can be estimated in advance, as can the changes in the value of the land through which the highway passes. All of these changes in value can be compared to the cost of moving traffic (land acquisition, construction, maintenance, etc.) so that a net worth of the highway can be stated in advance of its construction. Certain other effects (or impacts) can also be estimated in advance, such as the change in accessibility of some functions and institutions (schools, churches, medical facilities, recreation areas, shopping centers, etc.) which can be used to predict changes in location of residential populations. All of these consequences have been measured after the fact (2, 7, 26, 31, 33, 38, 39) and they undoubtedly have been incorporated in the decision-making processes for most of the larger highways recently constructed.

This is an admirable accomplishment. One cannot help but be impressed by the skill with which these measures have been taken, and the accuracy of the predictions made. It is to be hoped that all aspects of planning reach this level of precision before too long.

However, one gets an impression that some consequences of considerable importance may not be included in the balance sheet, and that this formula for decision-making may be lacking some critical variables. For example, a gross variable (which may be so gross that it cannot be entered into the formula) has to do with the kind of urban structure one wishes to develop. The construction of a freeway system connecting the suburban fringes with the central city may be contributing to the destruction of the central city by enhancing the dispersion of precisely those functions which are critical to the central city. That is, it is the concentration of retail, industrial, recreational, cultural, and educational functions in the central city that makes it the vital core of the whole city. The freeway system, by enhancing the dispersion of populations, may at the same time enhance the flight of many of these activities to the new outlying

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population centers. This can, of course, place added burdens on the freeway system in order to make the new locations of these activities more accessible. These consequences may or may not be desirable, but they are, at least at present, inadvertent. To that extent, freedom to plan in the future is being restricted by a lack of planning in the present. At the same time, if freeway planning is not integrated with more comprehensive urban planning, the freeways may become self-defeating (the more one builds, the more dispersion, the more one has to build). Hence, they become less economic (32).

However important this variable is, it is not the only one which appears not to be included in the current methods of evaluating highway plans. Another variable involved here is becoming an increasing source of political conflict and, for the transportation planner, embarrassment. This variable has to do with the reactions to the freeway on the part of the resident through whose neighborhood the freeway is to go. It is not necessary to document the rapidly growing number of instances in which irate citizens, civic organizations, and political groups are complaining about routes, interchanges, and access streets. Every transportation official must be painfully aware of the complaints arising from this ill-considered population. To date, the primary complaint has to do with the problem of relocation, but this is by no means the only significant issue.

Those who will not be removed from the path of the freeway, who will have to live with it, may shortly discover that they too have a considerable stake in the planning of urban transportation systems. These people will be challenging a critical and implicit (rather than an explicit) assumption of highway designers—the space between the points joined by a freeway is a social wasteland, devoid of human significance. This assumption is, of course, sometimes correct as in the case of purely industrial regions, or in undeveloped suburban or rural areas. Here, the only contact human beings have with the freeway is in using it for transportation purposes.

In somewhat more developed suburban regions, the assumption is still correct in a large portion of the cases, because the freeway can be effectively isolated from the residential spaces (26). However, referring to those very few impact studies which deemed it desirable to query residents' views of the freeways (and in each case, only suburban populations were queried), it is apparent that the freeway must be a considerable distance away from homes (200 to 300 ft) before those who consider it a nuisance are reduced to 25 percent of the population (39). A more developed Rhode Island residential community (6) through which a freeway was driven produced a large group of residents severely disturbed by the facility. A search of the impact literature failed to turn up a single instance in which an urban population was asked its opinion about a freeway in its midst. Nevertheless, from the data just presented, an extrapolation can easily be made. Urban residents living in greatest proximity to the freeway would have the greatest objections. These residents would present the greatest challenge to the assumption that freeways through urban areas run through social wastelands. Actually, these regions may be the locale for viable, cohesive communities, to which the residents have strong attachments. Although residents may state their objections in terms of the perceived noise, smell, and danger of the freeway, it is likely that the less obvious impact of physical disruption on the social structure will be more damaging (13, 14).

Not all residents living in close proximity to a freeway, however, will have the same kind or same degree of objections. Physical proximity is not the meaningful variable, unless it is directly coordinated to psychological proximity. Thus, residents whose use of the physical space surrounding their homes is restricted to a pathway function (streets are important only as a means of getting to or away from the home) will not be disturbed by freeway construction beyond the inconveniences of noise, smell, and danger. This is most likely to be found in highly urbane populations, living in apartment houses and oriented toward highly dispersed social spaces. These people are also likely to be high users of the freeway, and only occasional users of whatever open spaces are provided along its periphery.

Conversely, urban regions (particularly those that are most likely to be selected for freeway routes) are characterized by high concentrations of people who consider

the space surrounding their homes as a living space to which they belong and in which they feel the comforts of a home. The space they are physically close to is the space to which they are psychologically attached.

A freeway traversing such a space is not traversing a social wasteland. It will be the purpose of this paper to suggest that the space and its social structure through which an urban freeway is to be constructed needs to be understood in great detail by the road designer both to avoid the harmful effects and to gain potential advantages that the freeway may have for the community.

All communities have the potential for social degeneration and blight. If the inadvertent placing of a highway helps to realize this potential, then the designer must bear the responsibility of having created more waste than a society can afford. On the other hand, if the highway can aid the community in acquiring some of the conditions of life that it values, then the designer is equally at fault if he does not discover how to produce these consequences. The time has long past when the luxury of a hit or miss approach to social planning can be afforded.

THE CITY AS A SOCIAL SYSTEM

The traditional view of the city includes a picture of the lonely, lost urban dweller, cut off from the norms and expectations of the small but stable village community, forced to lose his personal identity, and sinking in a sea of depression. This view of the nature of city life has persisted for some time, and was most recently elaborated on by Louis Wirth (40). This theorist was aware that not all urban residents were contemplating suicide. Some of them were establishing with their fellow residents very real interpersonal relations that had the character of true community behavior. But Wirth attributed this to a residual of rural living, so that right or wrong, he was again denying the city a capacity for spontaneously generating social support for its residents.

More recently social scientists have been taking a hard look at urban structure, using new and more sophisticated techniques (3, 4, 12, 22, 29). These investigators are now arriving at a rather different view. It is apparent that urban regions produce a wide variety of social structures and populations. Even the lowest income areas can generate integral systems of living that supply their residents with a good deal of personal satisfaction, a sense of neighborhood, identification with physical region, and a great reluctance to give up residence even with the inducement of better housing. These systems of living appear to vary according to the economic status of the families, the degree of family integration, and the degree of "urbanism" of the neighborhood (an index based on measures of the fertility of the families, rates of females employed, and the number of families living in single-family housing units). For example, lower-income urban groups tend to have a great reliance on their family and extended family for their informal relation (4) and they prefer to use the local economic, service, and recreational facilities of the neighborhood (17). Komarovsky found that urban dwellers have rather low (25 percent and lower as status decreases) rates of membership in voluntary associations (27). At the same time, it has been noted by several investigators (3, 5, 10, 12, 15) that, as there is less formal structure in the more urbanized community, there is an increase in the rate of informal "friendship" contact between local residents. Even when the contacts are based on formal role structures such as consumer-storekeeper relations, a significantly high proportion of the urban residents (particularly the lower-income groups) prefer to transform the relationship into a personalized, informal state of affairs (37). Lower status shoppers prefer to shop in smaller community stores where they were known by name and where informal relations with the store personnel could be established. The author does not mention the availability of credit buying in the local food store which must also be an important factor in shaping the preferences of these buyers. It can be concluded that the lower-income neighborhood can be an extended and complex social network involving geographically localized friends and relatives, many informal groups, and strong attachments to the community. Clearly, significant proportions of the urban population are on intimate terms with their immediately surrounding physical and social environment.

Also, positive feelings toward the neighborhood often develop despite inadequate housing facilities. Behind the slum lies not social chaos but a strong, satisfying community. This is an important point because it indicates the degree to which the residents of these neighborhoods are willing to tolerate difficulties in order to maintain the primary social relations of the community. Apparently this is a phenomenon present in many groups living in a satisfying social system despite generally inadequate housing. An interesting example of this can be found in the classic study of Festinger, Schachter, and Back (16) of a housing project built by Massachusetts Institute of Technology for married veteran students. The development consisted of U-shaped courts of from 8 to 13 single or semi-detached houses in each. The experimenters were interested in relating the physical features of the courts (the distance between houses and the direction in which a house faced) with the kind and rate of social interactions observed. For various reasons, the residents of these courts were generally very favorably impressed with life in the project. Very few expressed any desire to leave, more than one-half were vigorous in their statements that they would not consider leaving the project at all. Friendship rates were quite high, as were the rates of informal contact. This general satisfaction existed in spite of, and seemed to compensate for, many physical inadequacies of the houses. For example, at the time of the study, many of the houses had trouble with the roof so that moderate winds could raise them and allow rain to pour down the walls. The adequate and satisfying social life was sufficient to override these inconveniences. The authors report that the typical reaction was "Oh yes, there are many things wrong with these houses, but we love it here and wouldn't want to move."

Not all physically devilitated areas have such viable social structures within them, of course, but it ought not to be necessary to argue that the knowledge of the social system through which a freeway is to go is an important datum for those who plan and decide. This is all the more true when one considers that the attachment to the physical environs is probably greater among the lower-income groups than other strata, and that these groups live in areas most likely to be earmarked for freeway construction. That is, low-income areas appear to be the preferred places to locate urban freeways. The point of the present discussion is to warn highway planners to distinguish between slum-blighted areas, and low-cost areas. Seeley (36) has suggested a critical psychosocial distinction between them: the slum is an area in which there are pathological consequences for the residents wrought by the physical and social character of the neighborhood; i.e., the true blighted area. The low-cost area may be almost indistinguishable from the slum in terms of its physical facade, but it is a place whose physical inconveniences the residents will accept in order to gain the benefits of either low rent or the social satisfactions resulting from a sense of belongingness. This is a vital distinction, and one which the highway designer must recognize if he is to avoid making serious planning errors.

PSYCHOLOGICAL IMPACT OF PHYSICAL DISRUPTION

There have been few studies of low-income areas disrupted by large-scale physical change. No studies have yet been done in which the source of the physical disruption is the construction of a freeway. But one important study of the effects of an urban renewal program is brilliantly suggestive of the issues that must be resolved.

This series of papers describes the residents of the West End Section of Boston and their reactions to the destruction of the neighborhoods, mistakenly identified as a slum, and thus cleared. Fried (19), Fried and Gleicher (20), and Gans (21) describe the intense attachment of the residents to their neighborhood. This is the first study to establish the focus of positive loyalty to physical places (specific stores, houses, streets, etc.) as much as to the social environment of relatives and friends. The authors use the term "localism" to describe this kind of attachment to a space. It refers to a space that has the qualities of home but at the same time is public space in the sense that it is used by all residents for their various purposes. It may be thought of as an extension of home, with all the values of home. In the eyes of those to whom it is home, it is thus a space to live in rather than to pass through. It is typically composed

of streets, hallways, roofs, alleys, stoops, and the fronts of stores.

Such a public space is the medium for the interaction of a great variety of people and functions. In this situation complex and intricate social systems develop. The physical aspect of the space is the framework on which the social systems are built. Although the authors limit this phenomenon to lower-income areas of high density, there is no doubt that other highly used spaces will generate social systems and the development of a strong sense of belongingness on the part of the resident of the space.

Disruption of the physical space has the potential of striking at the very foundations of the resident's sense of psychological well-being. When the residents of the West End were forced out, many of them exhibited what Fried (19) has likened to the clinical syndrome of grief. A depression similar to the experiences one has at the loss of a loved one seems to have persisted in some cases over a period of years. It should not be difficult to imagine that residents who continue to live in an area that has received such a crushing psychological blow will develop negative feelings about the eviscerated area. And it is the feelings that the residents have for their neighborhood which are the most important determinant of the social and economic value of the area. Social disorganization almost inevitably results in physical and economic disorganization, which ordinarily can be expected to spread to adjacent areas.

Hartman (24), in describing further the West Enders, reports an interesting method of estimating resident's reactions to generally shabby and in some instances dilapidated building conditions: an index of the physical condition of the tenants' apartments was constructed and compared to an index of the physical condition of the building. Surprisingly, almost one-third of the apartments were in considerably better condition than the buildings. Evidence that the residents devoted a good deal of care and attention to their apartments, despite the shabbiness of the general environment, should alert even the casual observer to question whether the usual objective criteria of substandard living can be appropriately applied in this case.

PHYSICAL DISRUPTION AND SOCIAL FUNCTIONING

There is a more immediate problem than that of the pervasive impact an urban freeway may have on a viable community: the effects on the surrounding area. The impact studies have little or nothing to say of this problem outside of describing the change in economic and population characteristics of the area. The few studies in which residents were asked their opinions of the freeway are largely irrelevant to this problem because it is apparent that physical spaces occupied by the freeways in these instances were not significant psychological spaces to the residents (26, 39).

One study by the Blair Associates (6) documents a point made by Wilfred Owen (32, p. 51): "The highway . . . can disrupt a neighborhood by thrusting itself between houses and recreational land, or between houses and schools." Blair Associates report that the highway removed four playgrounds, raised costs for police and fire protection because of the extra distances they had to travel, reduced the number of houses in the community by one-third, and increased the time it took the children to travel to school.

The implication of these points is that the highway is seen as a gap or a gash through the community and serves to separate people from each other and from the important facilities of the neighborhood. On the other hand, the gap itself has special characteristics, some of which have recently been described by two observers of the social and visual characteristics of urban space. First, Kevin Lynch, in an extremely insightful description of the visual qualities of the city (30) defines a sharp perceptual change in the layout of a city as an edge. This is an area that separates two regions, marking a sharp change in the characteristics of the regions on either side of the edge. There may or may not be the means to penetrate the edge from one side to the other. If such means exist, the edge becomes a seam, "a line of exchange along which two areas are sewn together." If such means do not exist, the edge is perceived as a barrier that serves to halt rather than enhance social functioning. A busy street, railroad tracks, an expressway, are all examples of barriers, whereas a park, accessible from both sides, can serve as a seam. Lynch's point is that the edge is perceptible as a barrier

or a seam and will therefore serve to control behavior. Barriers will in effect repel and seams may attract.

In a similar analysis, Jane Jacobs, describes what she calls a border vacuum (25, ch. 14). Mrs. Jacobs places the emphasis on the functional rather than the visual properties of a region, and argues that when the functions that a region supports are curtailed, its utility is reduced. This in turn leads to still less use and consequently to the creation of a vacuum. A vacuum is used only by those who prefer it; i.e., those who wish to remain unseen or uncontrolled, such as criminals.

Mrs. Jacobs applies this concept to city streets that have had functions removed (e.g., streets along the edge of high-rise apartments and projects that are used only as paths), parks that offer only nonfunctional grass or asphalt walks, and stores with limited functioning (e.g., banks which close early in the afternoon). These are interesting speculations because they suggest a dimension of community space that might be causally related to the social integration of the community, and therefore related to the degree of personal satisfaction and community commitment of the residents of the area.

This analysis can be applied to the construction of large shopping centers where single-function impulse-buying shops are placed between two large multifunctional "magnets." This is necessary because few people venture very far from the highly active magnets, and this number decreases as the distance from the magnet increases. Single-purpose stores at the end of a line of stores in a shopping center apparently have a tendency to fail, whereas identical stores in the midst of the flow of buyers between centers of activity apparently thrive.

This might also be applied to a typical urban area cut by a limited-access freeway; for example, an intersection of streets in such an area before construction. Retail shops are located for a number of blocks along both sides of one street which runs perpendicular to the residential streets. Such an intersection is likely to be an active and populated subregion of the neighborhood throughout the better part of both the day and night. This is the magnet of the neighborhood, the social and economic center which is so popular that the traffic flow may not serve as a barrier between the four sides of the intersection. When this microcosm is replaced with a limited-access freeway, the consequence is not merely the reduction of population, business activity, and housing. The magnets that drew people and money to the region are gone. Multifunctions have been replaced by single-function streets. Activity suddenly halts a few hundred feet from the freeway and remains dormant until one reaches a few hundred feet beyond the other side of the freeway. Even a street that turns into a bridge across the freeway is a socially empty and useless object because its only purpose is to move cars away from the area. There is no reason to go to the intersection except to travel through it, or, because it is devoid of activity, to hide. Such an area becomes, in Lynch's terms, an edge, or in Jacobs' terms, a vacuum. In any terminology, it has become a negative place, quite capable of rapid degeneration.

CONCLUSIONS AND PROPOSALS

There are three major sources of negative consequences resulting from locating a freeway in the midst of an urban area: (a) the freeway may disrupt the physical framework on which the community is built; (b) the freeway may create a border vacuum capable of rapid degeneration; and (c) the freeway may serve to separate the residents from each other and from the important institutions and facilities of the neighborhood. These consequences are in respect to the residents who remain in the immediately surrounding environment and do not include the consequence of relocation of those who live and work in the path of the facility. These are both long- and short-term consequences and may not be easily identifiable by the residents themselves. However, they may be sources of serious unrest and discontent, long and costly public hearings and delay.

It would be appropriate to make some proposals at this point in order to achieve a level of constructive criticism. The psychosocial structures through which the freeways are to go need to be seriously considered in planning the facility, and such consideration will lead to improved, acceptable designs. The following are therefore proposed:

1. If some of the freeways that have been built in urban areas are examined the variety of communities through which they have been placed may be noted and the range of consequences that have been produced may be imagined. It is not necessary to be a sophisticated observer of the social scene to estimate where and what kinds of disruptions of social functions have taken place. It is possible to increase one's sensitivity to the social requirements of communities by simply looking.

2. Some social science research should be included in present plans. Sociological and social psychological methods for measuring social structure are sophisticated enough at present to allow for an adequate before-and-after experimental design (1, 18, 23, 29). Both experimental and statistical techniques are available so that the contribution of a freeway to social change can be reasonably distinguished from most other factors contributing to the change. In other words, the concept of an impact study needs to be expanded. Parallel studies are needed in the social psychological disciplines, similar to those in the economic and demographic disciplines. Until the psychosocial consequences of actions are known, the environment cannot be fully controlled.

3. Before a freeway is built, its locale should be studied with respect to some of the following: (a) the social boundaries of the communities involved; (b) the major social needs of the residents; (c) the important social functions carried out in the neighborhood; and (d) the critical spaces within which these functions and needs operate. Above all, these should be done in cooperation with the residents.

With these data, it will be possible to minimize the disruptions at least because meaningful criteria of route location will be established. Equally important, however, is that it becomes possible, with these data, to identify the necessary disruptions in advance, and to plan for their reduction before they are created. For example, these data can suggest where and how the community must be shielded from the freeway. They can also suggest in advance which functions of the community are most in need of maintenance. Thus, if a highly used space is to be cut by the freeway, then it is apparent that the facilities for these uses should be recreated as part of the freeway structure, with easy accessibility for all residents. The roadbed might be sunken, in this case, and the functions (retail buying, recreational activities, restaurants and bars, etc.) placed on top of the freeway. This could also act as a bridge between the two sides of the road. In this manner, those critical magnets could continue to hold the neighborhood together. Without this support, such a community could easily begin to die.

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WASHINGTON AS A STARTING POINT

Remarks to the Washington Chapter, American Institute of Architects, at a luncheon meeting January 15, 1963, The Mayflower Hotel by Frederick Gutheim, Washington Center for Metropolitan Studies.

To open your series of luncheon meetings on changing Washington I would like to survey briefly where we stand now. Change is an opportunity to progress, to improve, to perfect. Of itself it is neither good nor bad. The addition of new architecture, whether in a crowded city center or in the suburbs on vacant land, changes what we have now. If it does not actually destroy existing buildings, it modifies them. Let us commence, then by recognizing that we are concerned with the city as a whole, with recognizing the values it now has, and with preserving and enhancing these values. The problem is one of urban continuity. In later programs of this series you will be considering proposals for changing parts of the city, or with individual building projects. Let me aspire therefore to providing a strong general framework that may embrace these later more specialized discussions, and not attempt to cram them all into one short talk of twenty minutes.

The nature of the city of Washington, as I attempted to say in the special issue of the Journal of the American Institute of Architects this month, is specifically responsive to such regional factors as climate and geography, to a long and distinguished history as the capital of a large and growing nation, and the national cultural heritage expressed here in terms of architecture and monuments. We have today, as throughout the past, two Washingtons. They may be characterized as a Washington expressive of the nation and its interest, a white and monumental city, a city reflecting government functions and Federal affluence. The other Washington is the local river town on the Potomac, the vernacular city, with its slums and parking lots, its drab strings of shops along thoroughfares, its monotonous suburban housing developments and its unimaginative and depressingly ordinary commercial buildings. Often one is tempted to emphasize and exaggerate this division. It would solve many problems. This was the theme of the proposal for local governmental reform and home rule offered by Prof. Roy Franchino, who suggested a truly Federal city of much smaller and concentrated character, lying south of Pennsylvania Avenue, within which Federal buildings and activities would be concentrated, and Federal authority would be supreme.* The remainder of the District of Columbia would be retroceded to Maryland, as Arlington County was retroceded to Virginia in 1846. If the political infeasibility of this proposal strikes you, then let me suggest its architectural feasibility is equally dubious.

As a start, then, I offer the idea that we cannot talk about Washington, even the image of Washington the nation sees, simply in terms of Federal buildings, Federal activities, Federal interests or Federal decisions. We must consider the

* Roy P. Franchino, "The Constitutionality of Home Rule, Part II" The Georgetown Law Journal, Vol. 46, No. 3, Spring 1958 p. 417

whole Washington, vernacular as well as formal, local as well as national, metropolitan as well as District. We must consider how the two Washingtons relate and interact, how one needs the other and can strengthen the other, and how these relationships should inform our city planning, our urban design and the design of individual buildings.

To those of us who have lived here a long time it may appear that Washington is losing its individuality among cities. But this distinctive identity is too fundamentally established, in the very plan of the city, in the national expectation of it, and in its architectural heritage to be easily lost. Like Paris, it abounds in odd-shaped sites for buildings, not only shaped in curves or like pairs of pants, but facing open spaces, and inviting reciprocal relations with other buildings. In the architecture we have inherited you can find one example at least of every past style and revival from the earliest days, and there would have been more had we not torn down so many of them. Some are of great national value, like Renwick's design for the old Smithsonian building, which started the Gothic revival; like that pinnacle of the Egyptian revival, the Washington obelisk; like the Lincoln Memorial, the apogee of academic classicism; or, one predicts, Dulles Airport, the purest example of structural expressionism. But many others illustrate merely the contemporary architectural idiom, especially in residential and commercial building, those categories of architecture in which originality is most cheaply bought and least durably maintained. It is these in which Washington seems a more typical American city - although there are few cities in which our architectural past is so evenly and so profusely illustrated and none in which the challenge to do the fashionable thing in an exemplary way has been so persistent. As a national showcase Washington has had for nearly the whole of its history the power more briefly possessed by New York's successively abandoned commercial districts, residential Nob Hill or Chicago's Gold Coast in the period before the adoption of the graduated income tax ended ostentation, or even today's midtown office building boom in Manhattan: the power of arousing a higher expectation of quality in design because it was subject to higher critical standards as a national and international center of attraction. Finally, we must recognize as a source of individuality in Washington building design today its heritage of past architecture which steadily challenges us today. If we criticise the new Senate and House office buildings, it is in terms of the earlier design of the Capitol. The design of Lafayette Square must be measured by no less a standard than the White House itself.

Architecture inWashington, I suggest, owes its individuality to the powerful and controlling influence of a distinctive plan, rooted in the architecture of illusion, and the sites it offers today's designers; in the national expectation that buildings in Washington must be measured not alone against the best in town, but against the best anywhere; and the expectation that what we here build takes its place in history, and will be measured against not only the heritage of a notable past but against the best the future holds. We are called upon to excel as are the architects of no other American city.

The pursuit of excellence is perhaps too demanding. Certainly in reviewing that special issue on Washington of the Journal of the A.I.A. it is hard to be impressed by the buildings of Washington today. More to the point of these remarks, they do not add up to an impressive architectural image of a great city, one that projects a contemporary architecture across the land as powerfully as it does the image of the monumental traditional city. Yet that is our task; to make a Washington that satisfies more than the tourist's expectation.

Two aspects of the contemporary city may be distinguished. In the congested center, redevelopment provides one set of opportunities. In the suburbs other steps may be taken to redeem the newly built areas from the humdrum character they so readily assume. Let me discuss each very briefly.

Central city change is inevitable as the city's central functions change to accommodate a vastly larger population. Given our height limits, which I believe should be retained; and assuming, as I do, continued centrality; then we must count on a rather larger area into which the new white collar industry and its office building must be located, the so-called "confrontation industry" which cannot move to the suburbs. The services of the central city are required by this office building population, by the specialized requirements of the entire metropolitan area, and by the rapidly increasing number of visitors; and this is the aggregate population which supports the cultural activity of the central city. If this city is different from midtown Manhattan, the Loop in Chicago, or other "downtowns" I suggest it is because of the individualizing influences I have earlier mentioned, together with the combination of Federal and private office buildings (and they have grown almost indistinguishable), and the intermixture of the open spaces of monuments and parks with their tourists with the daily life of the city. These ingredients we must organize in larger and more significant units of design. The rebuilding opportunity created by slum clearance and urban renewal, by the construction of new expressways and transit facilities, the replacement of obsolescent commercial buildings by new and more efficient offices and stores - these are the elements at our disposal. They are also the forces of vitality for the future city, which will generate still further changes. Yet as I look at such districts as H Street in the vicinity of 17th, or lower Connecticut Avenue, or K Street west of 15th, or 17th Street below M, districts in which there are many excellent individual buildings, it is clear we are building buildings, not cities. Each building has its own parking facility, to take one instance, when planning might have saved thousands of dollars and provided far greater efficiency by encouraging collective provision of parking. With so much uniformity and monotony of facades, surely there is a case for architectural design control that would be absent in areas of less building activity. The relations between individual buildings, their recognition of each other, the use of minor open space to punctuate uniform facades, arcades, even the set-backs which those skyscrapers of soap and whiskey empires have made famous, are lacking. The public space itself must respond to the higher densities, building heights, new functions and other changes in such areas as around Farragut or McPherson squares. But these changes are only a start, and I cannot linger to discuss what I hope you will consider more fully later in this series of talks.

In the suburbs the uniformity of residential subdivisions, schools and shopping centers is still the curse. Nothing is large enough, high enough, or important enough to create a focal point. It is still a bleary picture where, as Gertrude Stein said of Oakland, "there is no there there." A church, a library, a school never achieves the status of a community institution. It always seems a branch of something else - somewhere. It seems most comfortable when alone in a quiet wood, like Keyes and Belluschi's Cedar Lane Unitarian Church, our best single suburban building. In the commercial strips provided by our county planners, the shopping centers are hardly more than neon-lit gasoline alleys set back a bit from the highways. Again, it is not the individual buildings that invite criticism but their failure to add up, to form larger and more coherent aggregations, to express the strength of community, to stand out from the overwhelming monotony and drabness of suburbia everywhere. I do not think the designers of the new Arlington library, or its YMCA could do much about Arlington itself with their individual buildings, any more than the architects of the new county buildings in Rockville or Hyattsville could. A larger effort of a different sort is needed. The principal hope for the larger suburban package is the diversified free-standing community on the Reston model, supported by variable density zoning, and expressing the clearly stated requirements of 75,000 people or more. This idea is now pretty well established and I think we have seen the last of the wholly residential developments like Belair, but we have not yet resolved the new design problems, either as planning or as architecture.

Washington as a national capital has its distinctive image, and it is a unique one. But as the fastest growing large city in eastern United States it should be offering suggestions and receiving them from Texas and California, Florida and the Northwest coast, and the sun country of the southwest. These other rapidly growing areas are making their own mistakes, but development requirements have made them realize more clearly than I believe we do yet the need to project a clear, individual urban image to the nation as a whole.

That image of the city, when we get it and project it, cannot be that merely of the better American city; and I hope it will not be the Federal image of a city of bureaucracy, impersonal, ordinary and timid. It must be the more ideal image of the City of Man, the city of opportunity, the city which having devastated the countryside, having attracted its population from the nation and the world, has made good its pledge to provide the good life.

STATEMENT OF

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VICE CHAIRMAN, COMMISSION ON HUMAN RESOURCES,

WASHINGTON CENTER FOR METROPOLITAN STUDIES,

CONFERENCE ON EQUAL EMPLOYMENT OPPORTUNITY

D. C. ADVISORY COMMITTEE

FEBRUARY 27-28, 1963

The Commission on Human Resources, now two years old, is a constituent agency of the Washington Center for Metropolitan Studies. The Commission consists of twenty-one representative citizens of the District of Columbia and adjacent areas of Maryland and Virginia.

The Commission was formed in the realization that more than ever before, the economic growth and community well-being of this metropolitan area as a whole depend upon the development of human resources -- through such means as education, training, guidance, broadened employment opportunities, and improved housing and health -- and in the belief that the future belongs to those communities which make the maximum investment in people -- in particular to its youth. The Commission has asked a number of leading experts on human resources, manpower utilization, and other urgent current problems to contribute their insight to the Center itself and to the Washington community. Among them have been Dr. Eli Ginzberg, Judge Mary Kohler, Dr. Philip Hauser, Dr. Daniel Schreiber, and Mr. Philip Stoddard Brown. The Washington Center has published some of their contributions in a series of human resources pamphlets, which I am appending to this testimony for the use of your Commission.

The Commission on Human Resources also mobilized support from key organizations in the Washington Area interested in the training or employment of skilled personnel for an Area Skills Survey, to determine the needs and availability of skilled workers in the area. This Survey is now being completed by the United States Employment Service for the District of Columbia, with the aid of a technical advisory panel assembled by the Commission.

Concurrently, the Commission, with the aid of general funds supplied by the Washington Center, has sponsored a study of the career-seeking experiences of graduates of a leading Washington high school. This pilot study, now being completed by Mrs. Eunice Grier of the Center's staff, delves more deeply into the career obstacles confronting young people of minority groups than any other of which we have knowledge.

Neither the Area Skills Survey nor the experience survey of high school graduates is yet ready for release, although we expect both to be available within a few weeks. Mrs. Grier will present a small portion of the preliminary findings of the high school study today, however. I can only say at this point that we expect the final results of both studies to provide important guidelines for action efforts. In some cases, we believe that they will suggest whole new avenues of approach to more effective manpower utilization for the benefit of all Washington Area residents.

During the next few months, this Commission has set itself the task of drawing together the significant threads in all these contributions to knowledge; and drawing both upon these factual sources and upon the Commission's own broad fund of experience, formulating a comprehensive set of recommendations for the improved training and utilization of this area's youth. While this task is still in process, I would like to share with you some of our

preliminary thinking.

The Commission on Human Resources holds the point of view that it is necessary to develop the full human potential of a community to have a prosperous economy and to develop a sense of community well-being. Here in the District of Columbia we have ignored too long the full development of more than half of our human resources. When training is not given, or when it goes unused, a deteriorating process sets in. Such human beings become a drag on the economy and a social liability. The costs of ignoring the development of each individual to his maximum and making a place for him in our economy is probably the largest single economic cost which our community now bears.

Basic to the whole problem is the fact that no group which has not been allowed to have a full sense of participation in the culture can, overnight, be assimilated into the dominant culture. Our problem is to see to it that Negroes come to have a sense of belonging, a clearer knowledge of opportunities, and confidence that proper preparation for skilled and professional work will be rewarded in the economy.

But what do we now find? You will hear from Mrs. Grier a discouraging account of the employment experiences of Negro youth who <u>did</u> stay in school and <u>did</u> complete their high school education. Our community does not offer young men training beyond high school at costs which they can afford to pay. (In a few cases, the armed services have supplied this). Our community does not offer them trial work experiences of any value in helping them find one of the newer careers open in laboratories, data processing, and the other occupations with rising opportunity. The public employment service plays only a small role in job placement.

The result of these factors has been that young men of considerable aptitude and promise, in many cases, drop through accidental means, into the age-old community pattern where the Negro does the menial work and finds little encouragement or chance to fully use his capabilities, while the economy is confronted with the anomaly of youth drifting while jobs of a higher order go begging. This amounts to an enormous wastage which our economy needlessly bears.

The Commission on Human Resources, as a result of a considerable amount of study, plus our own observations and experiences, wants at this time to make six recommendations with respect to the employment future of young people now in our high schools.

1. High school teachers and counselors should be made more aware of the full range of employment opportunities in our economy today, and how entry into a greater variety of occupations can be made, in order to transmit this information to their students and reflect it in educational activities. Employers in the community, and business and labor organizations, should develop programs in cooperation with the schools to acquaint high school students with career opportunities and the preparation required.

New occupations and occupations in which trained workers are in short supply should be especially stressed in such informational programs. Field trips to enable young people to see the work going on in such newer areas as research and development, computer programming, data analysis, and other technical fields would greatly extend the horizons for youth in planning future careers. Negro youth could see Negroes at work in a variety of skilled occupations.

2. Within a few weeks the "Skill Survey of the Washington Metropolitan Area" will be publicly released, and from this important study we may expect to gain more accurate facts

about the skills needed in our economy and which skills are in short supply. It is important that educators, business and labor leaders, and citizens become acquainted with the findings of this survey and take steps to prepare our growing pool of young manpower for the opportunities available.

3. Local colleges and universities, and perhaps some community agencies as well, should turn more attention to students who drop out of college, or whose college training is interrupted. Better counseling and guidance, scholarship aid and other incentives should be developed to help students select fields in which they have some aptitude and encourage them to complete their preparation. The college drop-out represents wasted human potential in an economy with constantly rising job requirements.

4. Trial work experiences, through summer or part-time jobs, or in full time internships, are needed. Experimentation with such programs, possibly with some subsidy, is in order. Young people need more opportunities to explore vocational possibilities. The Employment Service and business and labor leaders should cooperate in the development of programs which afford these trial work experiences.

5. Ways must be found to encourage young people to register at the Employment Service and benefit from the counseling which is there available. This counseling must be constantly strengthened by the addition of more professional career counselors, and its offices decentralized and made more available.

6. The armed forces, which can and sometimes do play a considerable role in the preparation of young men for jobs, needs to become much more aware of the effect of its training on our economy. While serving their own purposes, it is quite possible for the armed

services to serve our whole economy better. This is, of course, a subject which needs to be pursued on a national basis.

Our closing observation is that the community which encourages young people to complete their high school courses has not done enough. Further responsibility for training and education, further need for counseling and guidance, a real need for meaningful trial work experiences are indicated in our complicated and rapidly changing economy. We must stay with Negro youth beyond the high school if they are to be prevented from drifting into the menial, blind-alley jobs traditionally open to them. We have not begun to utilize the human potential of our Negro youth. Mrs. Grier's picture of what happens to some of the more promising and more persistent of these youth should spur us to action. This is a community-wide challenge and opportunity.

STATEMENT OF

EUNICE S. GRIER

WASHINGTON CENTER FOR METROPOLITAN STUDIES

CONFERENCE ON EQUAL EMPLOYMENT OPPORTUNITY

D. C. ADVISORY COMMITTEE

U. S. COMMISSION ON CIVIL RIGHTS

FEBRUARY 27-28, 1963

My testimony today is based on one phase of a study recently completed for the Washington Center for Metropolitan Studies. The full study will be released for public distribution some time next month.

Briefly, this study was a pilot exploration of the career-seeking experiences of a selected group of Negro high school graduates in the District of Columbia. The sample consisted of all male members of the Class of 1956 from one academic high school who could be located five years after their graduation.

There were many aspects of the results which may be of some interest to educators, guidance counsellors and others concerned with the welfare of youth. But I think the findings of most direct interest to your Commission probably deal with the experience of these youth in seeking employment in jobs suited to their interests and capabilities. With your permission, I shall confine myself to this topic.

First of all, I think I should emphasize that the school in question was during their attendance devoted largely to preparing youth for college. For many years it had been widely regarded as one of the finest high schools for Negroes in the District of Columbia and, in fact,

in the nation. A number of its graduates are now in positions of fame and responsibility. In general, the student body of this school consisted of youth deemed to be capable of pursuing college training. I think this fact bears significantly upon the import of the findings about their work experience.

There were forty-six young men in the sample. All but one of them had had at least some work experience following high school graduation. At the time they were contacted, during the summer and fall of 1961, most were gainfully employed. Twenty-five were working full time, and ten more were employed either in part-time or summer jobs. Eight, however, were unemployed; and all but one of these were actively looking for work. The unemployed amounted to eighteen percent of the total sample, a surprisingly high proportion for an area which has an unemployment rate substantially below that for the nation as a whole.

Of the twenty-five who had full time jobs, only three were working in positions closely related to their present career aspirations. One was a commercial artist, and two were electronic technicians. The rest viewed themselves as merely marking time until they were able to fulfill their true ambitions. This, I might point out, was five years after their graduation from high school, when they had reached a median age of twenty-three years.

Since their graduation from high school, the young men studied had held among them a total of fifty-six full time jobs. Some of these jobs were used chiefly as a means for building up cash reserves to aid in their pursuit of college training. But they were not part-time or temporary in nature. Most of these full time jobs fell into two broad occupational categories: clerical and service. Almost all of the twenty-four clerical positions were in governmental agencies; and they were heavily concentrated in the U. S. Postal Service. Nineteen of the

full time jobs were in service occupations, and most of these were distinctly menial in character. For example, five were as dishwashers, four as porters, and three as bus boys. One of the youths had worked as an unskilled laborer, and four as operatives: cab drivers, parking lot attendants, etc.

The median income reported for these full time jobs was about $70 weekly. The high was $100, and the low was $25. Had it not been that a substantial proportion of the positions were with the Federal Government, the average would have been much lower. Most of the service jobs paid $1.00 per hour, and occasionally even less. All these youth, I would note again, were high school graduates, and many had some college training.

The part-time and summer jobs, which had been held by these young men mostly with an aim to obtaining funds for college, were about on a par with the full time jobs -- except that fewer of them were with government. They provided little in the way of useful experience which could be applied to later career opportunities. The pay was generally low in accord with the low-skilled nature of the work so that after deducting living expenses, it is doubtful that many of the youth were able to build up any sizeable bankroll against college expenses.

I might state at this point that little of the evidence obtained in this study was directly indicative of job discrimination in the District of Columbia, but the total pattern of these young men's experiences certainly raises serious questions. It is hard to understand how such a group of high school graduates, many of them with some college, could possibly have built up such an overwhelmingly unimpressive list of job experiences, unless something other than their own personal inadequacies were holding them back. While in this study we were unable to study the experiences of a comparable sample of white youth, I think there is little doubt that

such a sample would have shown a substantially broader range of job experiences in terms of occupations, employers and salary levels.

We asked the young men how they had obtained each of the jobs they had held, and I think that the findings in this respect may also be of some interest. Overall, by far the most important source of referrals was a relative or friend, usually a person who worked for the same employer or was a personal friend of the employer. Almost half the jobs were found in this way. Eleven of the jobs were obtained by a door-to-door canvass of employers believed to have openings. Civil Service Examinations, of course, were an important route to jobs in the Federal government. Newspaper want ads led to only seven jobs; private employment agencies provided only five.

It is well known that personal contacts furnished by relatives or friends are one of the most frequent sources of job opportunities for the population as a whole. But there is good reason to question whether such channels as newspaper want ads and private employment agencies are as unimportant a source for white job applicants as they were for these Negro job seekers.

The heavy reliance upon relatives and friends among the youth we studied meant, of course, referrals predominantly by persons who themselves were Negro. Many of them were of an older generation. To the extent that they themselves had been restricted in their job advancement as a result of direct discrimination or of inadequate educational preparation, their own disadvantages would tend to be reflected in the opportunities of the youth they advised. In this way, of course, past discrimination may have cast its shadow on the present generation.

Yet the results of the study do not support the conclusion that this was all that operated to hamper the youth in question in achieving their full potential. It was evident from the interviews that a number had deliberately avoided approaching employers who were not known to have a non-discriminatory policy. To some degree they may have been restricting their own horizons in an effort to avoid the humiliation of a racial rebuff. On the other hand, a number of the young men did not restrict their job explorations in this way. Their overall employment experiences did not differ significantly from the rest. Some reported seeking employment for weeks or months without any success. While they could seldom point to a rejection on the clearly stated basis of their race, there were a number of instances where they suspected that a white applicant of similar capabilities would have been hired. One, for example, reported being told that the personnel office had run out of application forms, yet seeing a white person who entered immediately afterward being given one. Another reported that the application forms given to whites and Negroes seemed to differ in some of the firms he contacted.

These, of course, are scattered experiences reported at secondhand, and they hardly constitute definitive evidence of discrimination. Even if they did, they would be of significance only with respect to the particular firms involved and would indicate little or nothing with regard to a general phenomenon. Much more significant, I think, is the total pattern of job experiences reported by the forty-six graduates of a good high school contacted in this study. This pattern is a discouraging one at best, and it is very difficult to explain it on the basis of personal inadequacies. Perhaps one of the most revealing findings of the entire study was this one: only two of the youth reported that they had ever been promoted on the job.

IN SEARCH OF A FUTURE

EUNICE S. GRIER

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HUMAN NEEDS AND PUBLIC POLICY IN URBAN DEVELOPMENT

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HUMAN NEEDS AND PUBLIC POLICY IN URBAN DEVELOPMENT*

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Governmental agencies established to guide the use of increasingly scarce urban land must reconcile economic, legal and technological considerations with the physical, social and psychological needs of its ultimate users. Often public programs for urban improvement come a cropper due to inadequate recognition of human factors. The challenge to psychiatrists and behavioral scientists is discussed.

THE HUMAN environment of the future is being built today, and it is increasingly urban in character. During the last census decade, the combined population of America's metropolitan areas increased by 24 million—about seven-eights of the nation's total population growth. Land around major cities is being gobbled up at a ferocious rate—in many metropolitan areas, over twice as fast as the increase in their population.

More and more the design of the urban environment is becoming a matter of public policy. Over the past several decades the growth of public planning agencies has been rapid, and the development and redevelopment of urban areas is increasingly subject to various kinds of governmental involvement.

Mistakes in planning were less important when the scale of urban development was smaller and its pace less rapid. Today whole communities housing thousands of people are frequently planned, built and occupied within a few years. Every indication is that both pace and scale will accelerate in the future. Inadequate urban planning can have very large and serious consequences under these conditions. And with the trend toward increasing public control,

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the power and responsibility for adequate planning devolves more and more upon the public and its representatives.

This prospect poses a challenge to the behavioral sciences. For they alone are equipped with the skills required to develop sound information about human characteristics, needs and preferences upon which valid plans for the human environment of the future can be based. This capacity carries with it a public responsibility. It is a heavy charge, for a careful examination will disclose many instances in which present-day plans for urban development fall distressingly short in their attention to human factors.

Those who plan the urban environment are neither better nor worse, overall, than the rest of us, and their decisions can hardly be better than the information used in formulating them. Planners receive information of various kinds, and of varying degrees of perfection; the available evidence suggests that within their human limits they try to use what they get effectively.

Among the most influential information inputs to the planning process are those dealing with political and legal realities. The planner must take cognizance of what is politically feasible, meaning that he must be sensitive to the reactions of the electorate and the power structure. He must also take account of legal limitations—especially our system of private land tenure, under which broad public control over the use of land is difficult. While planning agencies are usually governmental or quasi-governmental in nature, their contact with the general public is normally indirect. The political and legal inputs to the planning process are mediated chiefly by elected officials, legislators and government lawyers.

Another input to the planner's decision-making process is economic. He must consider land and construction costs, both of which have spiraled upward. He must assess the ability and willingness of the market to bear the cost of the things he plans, either through direct payments or tax dollars. Economic considerations dictate a hard-headed attitude toward anything that cannot be justified by solid data on the needs or demands of the potential human users. The economic inputs are chiefly mediated by land economists and cost accountants.

Still another input of great importance to urban planning decisions today is technological. So new, so manifold and so exciting are the possibilities of modern technology that the planner finds it difficult to keep up with the sheer flood of information provided him by the physical sciences and engineering disciplines. These matters may sometimes distract him from other considerations of at least equal importance.

Properly, the urban planner should get information on the environmental needs of human beings from the physiological and behavioral scientists. Physiologists have given him some valuable data, but he gets little information in usable form from the behavioral sciences, and the results often reflect the lack. Although behavioral scientists do know some things that could be of use to the planner, the knowledge has seldom been available in a form he could readily use. Because he must consider so many disparate factors, the planner has no time to translate data presented in terms for-

eign to his methods of operation.

Most of the planner's information on human needs, therefore, comes to him strained through the multiple sieves of the political process. What he gets through these sources is usually imprecise, frequently conflicting and often reflective of the power struggles and vociferations of poorly informed pressure groups. It is stuff of the surface and of the moment—hardly suitable as raw material in deciding the form of an environment that may have to stand for 50 years or more. Still, it is the best he has. If he looks for something more solid and satisfying from the behavioral sciences, he will usually seek in vain.

Because he obtains so little information directly, the planner's view of human factors often tends to be colored by the source. For example, he tends to see certain social problems in their political guise. Negroes, he recognizes, are increasingly demanding better housing; but the white majority is still the stronger, and its prejudice is still high. These opposing political forces must be recognized in his planning.

Other social problems tend to be viewed as chiefly economic. Poor people, for instance, are people who cannot afford decent housing in the private market. Thus the planner must provide housing for them with the aid of subsidy. Poor people are seldom viewed as people with problems that prevent their functioning well without special assistance and support from the environment, many of whom might even become self-sufficient if they received this assistance in adequate amounts. They are simply poor people.

Even fairly universal needs may be overlooked simply because they are not brought decisively to the planner's attention, or because he does not receive sufficient information to justify incorporating them in the face of other pressures. Thus, such obvious needs as schools, shopping and recreation have often been granted inadequate attention.

Under these circumstances, there have been increasing instances of late in which the plans formulated by public agencies have come a cropper because of failure to deal adequately with human needs. The following example is dramatically illustrative.

This is the case of a huge residential development that had literally to be evacuated and converted to use by another population because it was so completely inadequate for the needs of the kinds of families who lived in it. It was a low-rent housing project, subsidized by tax funds and designed and built by publicly controlled bodies.

The errors in this instance were chiefly those of total omission rather than faulty provision. Furthermore, the human needs neglected here were neither so subtle nor intangible as to be difficult to quantify or predict. They included such basic requirements as food supply, cleanliness and reasonable protection against bodily injury. How could anyone leave these out of a plan for a human environment? That they were ignored in this instance indicates the danger in leaving the human factor to chance.

Let us call this housing project Hell's Gate, a name which vaguely resembles the real one and is certainly descriptive. Its location was a northeastern city on a large body of water.

Hell's Gate was built in a small decayed pocket of the waterfront district

with an infamous history of social disorder. Its planners sought to wipe out this pocket of blight and corruption and to provide a social and architectural cornerstone for eventual redevelopment of the entire waterfront area, which had been ruined by clumsy industrial development in an era when there was virtually no planning.

The project was built in the early 1950s. It consisted of 600-plus units in seven buildings of 12 stories each, closely spaced on nine acres of land. Physically they were imposing: a phalanx of jutting towers against the sky. Less obvious from superficial view, they concentrated the population of a good-sized village, 3,000 persons, in a location almost totally devoid of the facilities and services such a village would require.

The site was separated from the rest of the city by an elevated superhighway. To obtain access, its residents were forced to pass through a labyrinth of huge columns, whose dark crevices afforded a near-perfect shelter for persons with unsavory purposes. On foot, an able-bodied man might well avoid this path in broad daylight. A woman, especially after dark, was courting real danger. Even if she passed this obstacle safely she had another half-mile or more to walk to shopping and community facilities. Eventually, the city expected to provide such facilities closer by as part of the waterfront redevelopment program; but this was only vaguely in the offing when Hell's Gate was ready for occupancy.

The more than 600 families that the city's Housing Authority moved into Hell's Gate averaged five people; many were substantially larger. About half the project's population consisted of children under 15 years of age. Most of the families were Negro, being heavily composed of relocatees from another area then in process of redevelopment. A disproportionate number suffered from social problems, because the pressure to remove families from the renewal area caused the Authority to place in Hell's Gate many who had proved impossible to relocate elsewhere.

For two years after the project was opened, there were no shopping facilities of any kind on the site. Neither was any transit service provided. Even purchase of a loaf of bread required a major shopping expedition. Eventually, space was made available in the basement of one building for a small grocery store, still inadequate to the need. Considerably later a single bus line was routed into the project. Again this was a minimal improvement; the bus had infrequent schedules and required transfers to get to most parts of town. Few Hell's Gate residents, of course, could afford cars.

Families with small children must launder frequently. The only laundry facility in Hell's Gate consisted of a commercial laundromat with ten coin-operated washers and four driers. It was located in the basement of one of the buildings, and not a centrally located building at that. A woman with several small children might trudge down to the laundromat, either dragging her brood behind her or leaving them to their own devices back in the apartment—only to find all the washers in use and a waiting line as well. Most families preferred to do their wash in their apartments, even though the sinks were too small and getting the clothes dry was an enterprise.

The opening of the public housing project more than quadrupled the school-age population in the immediate area. But the existing public and parochial schools had to absorb the burden. Built many years before, they were already obsolete and overcrowded before the project was constructed.

Child care facilities and services are of special importance to large low-income families, but virtually none were provided in or near Hell's Gate. Neither of the elementary schools serving it had a playground. Nor was much outdoor play space provided on the project site; seven tall buildings squeezed onto nine acres simply do not leave room for that sort of thing. Eventually the city built a makeshift playground on an adjacent piece of vacant land eventually intended for other purposes. It was unsupervised, dirty and equipped with a few decrepit slides and swings in one corner. One ball game involving a dozen children would use up the remaining space.

For each acre of land in Hell's Gate, including buildings, there were 180 children under 15. On any clear day, youngsters of all ages could be observed wandering aimlessly looking for something to do. On rainy days there was no place to play outside the apartments themselves.

Organized recreational and social service facilities were almost totally inaccessible. There were no voluntary social agencies in the immediate area, and the churches were not equipped either financially or otherwise to fill the void. The people of Hell's Gate, with their heavy burden of problems, were left to face these problems alone.

The results were dramatic. Almost from initial occupancy, Hell's Gate was riddled with tenant dissatisfaction, tension and disorder frequently erupting into violence. Vandalism was rife, much of it caused by youngsters with no supervision and nothing constructive to do. It was difficult from the outset to get white families, even those of low income, to accept a situation as barren as Hell's Gate. But the Housing Authority, committed to a policy of racial integration, persuaded some to move in at first. They moved out, and the project soon became entirely Negro-occupied.

The reputation of Hell's Gate quickly spread. Soon only Negroes in desperate straits would accept assignment there. Events in the project became juicy meat for the daily press. Matters became so bad the city hired a private detective agency to police the place around the clock.

Belated efforts to remedy the project's shortcomings as a living environment were inadequate at best. The space and funds required for the necessary facilities and services had not been in the original plans, and efforts to supply them later produced only minimal improvement. The rest of the waterfront redevelopment program had not materialized.

Somehow, Hell's Gate limped along for about six years. Eventually, however, it became evident that it was a threat to many of the city's plans. Its continuing problems had become a potent weapon for the opponents of public housing and urban renewal. The decision was made to sell the project for private ownership and to evict all its low-income residents.

All considered, this was probably a wise decision. Although they faced some further stress in moving, many of the

tenants were relocated to another site more accessible to community facilities. Presumably, the middle-income private tenants who replaced them did not suffer as much from the project's locational disadvantages. They needed fewer facilities and services, and most owned cars or could afford taxis.

Probably it is seldom that as many errors of omission and commission are made in the planning of any residential community for human needs. Moreover, the marvelous adaptability of human beings makes it possible for most people to adjust to many inadequacies. This is probably the main reason we do not have many more Hell's Gates.

This adjustment is not achieved without cost, however. The human costs of misplanned physical environment—whether they be in increased incidence of physical and mental illness, time and energy sacrificed to tension and psychosomatic symptons, or simple wasted effort and discomfort—deserve to be considered in computing the total expense to the community. If this were done, doubtless the economic criteria by which the planner operates would be revised substantially. In Hell's Gate the mistakes were a few too many and the people affected by them were among the less adaptable members of the society; in consequence the structure failed completely.

Many of the mistakes in planning Hell's Gate may seem all too obvious to behavioral scientists. This knowledge does not convey the right to point the finger of scorn. Where were behavioral scientists when the planners were making their mistakes? What did they have to offer the planners that would be of use?

The answers to both of these questions, unfortunately, would have to be negative. First, few behavioral scientists were in the vicinity. Most were absorbed in pursuits of more interest to them, sometimes in studying the problems of societies as far removed as possible from America's urban slums. Second, even the behavioral science knowledge that was of potential value in the planners' work was not in a form suited to their immediate use. Political, legal, economic and technological inputs were all available to those who planned Hell's Gate. Behavioral science inputs were not.

The political and legal inputs told the planners such things as these: Land is difficult to obtain for public housing; this particular site is politically available; there are no legal obstacles to its acquisition; eventually the city will be ready and willing to redevelop the whole waterfront, but politically and legally it is impossible to start now. This particular blighted piece can be cleared immediately, and public housing is a feasible means of doing so. Besides, there will be an urgent need to relocate the Negroes now living on another projected clearance site and this site will not arouse community prejudices.

The economic inputs said this: The cost of clearing and redeveloping this land will be high, and in order to keep the public subsidy within permissible bounds it will be necessary to achieve very high densities. (The population density in Hell's Gate, after occupancy, was about 225,000 people per square mile, a high figure by any standard.) There will not be room for "frills."

The technological inputs told the planners: Materials and techniques are readily available to build the structures

to house these many people on this land. Tall as they must be, and facing a waterfront with high winds, the structures will have to be stressed heavily for wind resistance; thus the foundations should be so thick and steel beams of such-and-such a strength should be inserted every so many feet.

The behavioral sciences furnished the planners nothing of similar concreteness and precision. They might well have raised questions at the outset about the feasibility of concentrating this many large, low-income families, many with social problems, in a location so isolated from the rest of the community.

But if the decision still stood, the behavioral sciences might have told the planners: Very well, then, you must provide certain facilities to serve these people's human needs. For example, they will require these kinds of shopping facilities, in these minimal amounts. Second, you must provide so many thousand square feet of playspace. It should be supervised by one person to every so many children, and it should have such-and-such facilities. Third, this many large families will need so much in the way of laundry facilities, convenient to the dwellings—preferably where the mothers can wash and dry clothes within sight or hearing of the children, as middle-class mothers usually can do.

For low-income families, furthermore, the school facilities and personnel should be *augmented beyond* the level required by an equivalent increase in middle-class children, since these children will not receive as much support from the home environment. It will be necessary also to provide a variety of special services of a supportive and counseling nature.

The behavioral sciences should have strongly pressed this basic point: A housing development large enough to house 3,000 people cannot be conceived in terms of shelter alone. It must be conceived as a total community, and all the needs of its residents must be capable of being satisfied within an accessible range of its boundaries, if not within them. Facilities and services must be planned in terms of the *kinds* of people to be housed. Old people need certain things; young, large families need others. All these things must be ready when the families move in.

The behavioral sciences should also have been able to specify, in considerable detail, the physical relationship of living units that would make for the highest level of constructive interaction among families, minimizing tension and conflict and enabling them to aid each other in a neighborly way.

And, since the chief identifying characteristic of a true science is its ability to predict, the behavioral scientists should have used prediction as a bargaining tool. They should have been able to state, based upon extensive evidence, that, if the needs of people were so totally ignored in Hell's Gate, the ultimate costs would be far greater than the "savings."

This guidance, furthermore, should have been available to the planners and designers of Hell's Gate not only through consultation, requiring that they first recognize their own need for it and specifically request it. It should have been published in a manual that could repose on their bookshelves, to be reached for in much the same fashion as they would reach for the engineering manuals for the necessary bracing for a floor in a multistory building.

Some may argue that many of these things are a matter of common sense, and planners should not need to be told them. But if they require detailed instructions on how to fireproof a building, then they equally require instructions on how to protect a community against the fires of human discontent and tension created by environment. If they require data on the size of pipes and heating plant necessary to provide a building with enough hot water for the needs of its occupants, then they equally require data on minimal requirements for laundry, food supply and recreation facilities.

Some may contend that it demeans the dignity of the behavioral sciences to be concerned with some of these simple matters. Who else is equipped to provide it? Some physiologists, a few years ago, did not consider it beneath their dignity to measure the buttocks of thousands of human beings to determine the best dimensions and shapes for seating. The result has been a quiet revolution in the design of seats for cars, airplanes, offices and even homes—a benefit that has literally been felt by all of us. How often have behavioral scientists had comparable impact on the human environment?

Some may point out that the task of measuring the social and psychological needs of human beings is complicated by their great flexibility and variability. These make the task more difficult. But they do not necessarily render it impossible. In engineering terms, human beings would be considered a highly elastic material with great tensile strength, capable of being fabricated in a very wide range of sizes, shapes, colors and abilities. There are similarly versatile materials in the realm of the physical sciences—particularly some of the new alloys and plastics. The good qualities of these materials have not deterred the determination of the environments in which their properties may be used to the fullest and the limits beyond which they no longer perform well.

If a human being is stretched far enough, he will break; if compressed enough, like the people of Hell's Gate, he will scream, suffer and flail around, and he may never recover fully from the ill treatment. The correct question, of course, is not how far one can stretch or compress a human, but how one can build an environment in which he will be most happy and function at his highest human level.

Some may feel that present knowledge is not sufficiently precise to enable such determinations. True, much remains to be learned. But behavioral scientists have not focused sufficiently what they *do* know. And they have perhaps been too hesitant to express it in concrete terms. Engineering indexes are often rough approximations, and even high-grade metals vary in quality. Thus, engineering criteria contain a fairly large built-in margin for error. Still, on occasion a bridge or a dam will come apart under stress. This has not deterred engineers from building more bridges, or physical scientists from deriving indexes and specifications for materials and techniques. Behavioral scientists can afford a few mistakes of their own, in the interest of eventually reducing the volume of mistakes now being made without their intervention.

Having set forth the challenge, we must now indicate some of the steps we believe necessary to meet it:

1. Compilation of a handbook of spe-

cifications for the design of human communities, based upon the best current behavioral science knowledge. Perhaps many of the specifications will have to be derived, at the outset, through consensus among a highly qualified group. Many will be very approximate; some may even be informed guesswork. Successive refinements can then be made on the basis of experience in application. The important thing is to get a start, recognizing that the task will be a continuing one.

2. Systematic experimentation and observation in actual housing situations. In almost every year since World War II, this nation has built over one million units of new housing. Had only one-tenth of one per cent been allocated for systematic experimentation in community design, with careful monitoring and evaluation by behavioral scientists, there would now be thousands of units of living experiments. Nor would their residents or developers necessarily lose out in the process. Most such experiments, based on hypotheses derived from current knowledge, would probably result in environments superior to those produced otherwise.

It is not too late to begin. Many more millions of homes will be built in the next decade. Further, much can be learned by examining the housing that already exists, even though little if any of it meets the qualifications for a good experiment. Among the existing stock of dwellings in this nation there are almost infinite variations of internal and external arrangement.

Why not conduct comparative studies into the daily living patterns of selected samples of families of varying characteristics residing in different environments? Sample design would present problems, of course, as would the development of adequate instruments. But these are chiefly technical obstacles. As such they complicate the task, but they are not insuperable.

How much time is wasted by different kinds of families, for example, because of physical design ill-matched to each one's needs? How much of the total time of large, low-income families is devoted to doing the family wash in the absence of adequate washing facilities; and how much wash never gets done because time runs out? How do elderly couples fare, in comparison to younger families with children, in equivalent housing units? A careful examination into the budgetary patterns of these same families would be interesting also. How much do they spend on the "hidden costs" of failing to provide facilities and services where and when needed? These are only a few of the questions of great importance to community design and planning, which have often been asked, but never answered. There are many questions, too, about the best design of communities to minimize tensions and facilitate constructive social interaction. A few scattered studies have suggested the potential of scientific inquiry into this topic, but the surface has barely been scratched.

3. Development of closer working relationships between behavioral scientists and those who make planning decisions. They could learn much from each other. Just as physical scientists and applications engineers have joined hands toward common goals in our current technological revolution, so too the efforts of behavioral scientists and urban design practitioners need to be merged in the greater interests of an increasingly

urban society. Formalized arrangements are necessary to assure this; it will not come about by accident.

While the planners generally obtain their basic training on university campuses, behavioral scientists less frequently have the chance to observe at first hand the problems of the planners. Thus, their work often lacks realistic orientation. A program of internships for behavioral scientists in planning and development agencies could yield many benefits in professional development.

Will the behavioral sciences respond to the challenge now presented to man's well-being by the burgeoning metropolitan complexes, where at least three-fourths of America's population will probably reside in less than two decades? If so, the results could be infinitely rewarding. If not, they may well be disastrous.

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GEORGE AND EUNICE GRIER

Obstacles to Desegregation in America's Urban Areas

At no previous time in its history has so much world attention been focused upon the United States' long-standing propensity to segregate and deny equal rights to the Negroes in its population. Never before, either, has that nation itself indicated such great interest in alleviating these same problems: a concern increasingly expressed in judicial and legislative measures as well as in citizen protest. Over the past two decades changes in both law and opinion, together with their consequences in public and private behaviour, have been both sweeping and dramatic—expecially in contrast to the relative inactivity of previous periods.

The changes are based not only upon recognition by the white majority public of the injustices to those victimised by discrimination, nor even upon the increasingly vocal protests of the disadvantaged minority. To a growing degree they are grounded in a knowledge of the danger widespread racial inequities pose to the welfare of the entire nation. This danger itself stems chiefly from certain large demographic trends. These trends, with their implications in the social, political and economic spheres, are only now being grasped by much of the country's informed leadership.

Only a few years ago, racial problems were granted almost no mention in connection with public policy at the level of either national or local government. Among officials both elected and appointed, the tendency was generally to deny that race was a relevant factor in the operation of their programmes. Today, race is accorded frequent and increasingly frank attention in governmental planning and action of many varieties: in urban renewal and relocation; in welfare and employment policies; in commercial and industrial development; in public education; and even in discussions relating to governmental structure and taxing powers.

Recent Population Shifts

In the mid-1950s, a few scholars began to identify and to explore

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the significance of large population shifts within the expanding metropolitan areas* which contain about two-thirds of the United States' population. In particular, they noted very sizeable increases in the non-white populations of the central core districts of these areas and a concurrent movement of whites towards the suburbs. Their words went largely unheeded in the general reluctance to discuss race—until the decennial Federal Census of 1960 confirmed all they had said and added other facts which further increased the reasons for concern.

The 1960 census showed that between 1950 and 1960 every one of the nation's fifteen largest metropolitan areas registered increases in its Negro population exceeding the concurrent growth in white populations. Ten of the fifteen experienced actual declines in the total populations of their central cities although their suburbs usually expanded immensely. In every case, whether or not the central-city population declined, the number of Negroes in that population increased substantially. As may be seen from the table on page 5, the result, without exception, was a dramatic proportional increase among Negroes within America's major cities.

In the city of New York, for example, the Negro population increased by 46 per cent over the decade; in Chicago by 65 per cent; in Philadelphia by 41 per cent; in Washington, D.C., by 47 per cent; in Los Angeles by 96 per cent; in Milwaukee by 187 per cent. These examples serve to indicate the general magnitude and scope of the changes, but such increases were not confined merely to the largest cities. They were felt throughout many of the smaller metropolitan areas in the nation as well.

Today, Negroes make up over half the population of Washington, D.C., the capital city of the United States. They constitute more than one-third of the residents of Baltimore and New Orleans; over one-fourth of those residing in Philadelphia, Detroit, Cleveland, and St. Louis; and more than one-fifth of the citizens of Chicago and Houston. In a growing number of cities Negroes are found in greater proportion than the approximately 10 per cent they comprise of the nation as a whole. Within these cities, they are generally concentrated in limited areas, predominantly the poorest sections.

Consequences for Government Policy

Negroes' generally lower incomes, their frequently deprived educational and cultural backgrounds, their tendency toward a disproportionate incidence of social and health difficulties—all these matters press with increasing force upon the governmental responsibilities of the cities in which they reside. At the same time their growing numerical dominance tends to reduce the financial

*By the U.S. Census Bureau's definition, a 'metropolitan area' consists of an incorporated city of 50,000 or more plus the suburb counties which in combination with it constitute a 'social and economic whole'. There were 212 such areas in 1960.

Rate of Growth of Total and Negro Populations in the Fifteen Largest Cities in the United States and Their Metropolitan Areas 1950-1960

	Total Population			Negro Population		
	1950	1960	Percent Change	1950	1960	Percent Change
New York SMSA	9,555,943	10,694,633	11.9%	820,227	1,227,625	49.7%
New York	7,891,957	7,781,984	−1.4	747,608	1,087,931	45.5
Suburbs	1,663,986	2,912,649	75.0	72,619	139,694	92.4
Chicago SMSA	5,177,868	6,220,913	20.1	535,905	890,154	66.1
Chicago	3,620,962	3,550,404	−1.9	492,265	812,637	65.1
Suburbs	1,556,906	2,670,509	71.5	43,640	77,517	77.6
Los Angeles-Long Beach SMSA	4,367,911	6,742,696	54.4	218,770	464,717	112.4
Los Angeles	1,970,358	2,479,015	25.8	171,209	334,916	95.6
Long Beach	250,767	344,168	37.2	4,267	9,531	123.4
Suburbs	2,146,786	3,919,513	82.6	43,294	120,270	177.8
Philadelphia SMSA	3,671,048	4,342,897	18.3	480,075	671,304	39.8
Philadelphia	2,071,605	2,002,512	−3.3	376,041	529,240	40.7
Suburbs	1,599,443	2,340,385	46.3	104,034	142,064	36.6
Detroit SMSA	3,016,197	3,762,360	24.7	357,800	558,870	56.2
Detroit	1,849,568	1,670,144	−9.7	300,506	482,223	60.5
Suburbs	1,166,629	2,092,216	79.3	57,294	76,647	33.8
Baltimore SMSA	1,405,399	1,727,023	22.9	265,415	378,575	42.6
Baltimore	949,708	939,024	−1.1	225,099	326,589	45.1
Suburbs	455,691	787,999	72.9	40,316	51,986	28.9
Houston SMSA	806,701	1,243,158	54.1	149,286	246,351	65.0
Houston	596,163	938,219	57.4	124,766	215,037	72.4
Suburbs	210,538	304,939	44.8	24,520	31,314	27.7
Cleveland SMSA	1,465,511	1,796,595	22.6	152,118	257,273	69.1
Cleveland	914,808	876,050	−4.2	147,847	250,818	69.6
Suburbs	550,703	920,545	67.2	4,271	6,455	51.1
Washington SMSA	1,464,089	2,001,897	36.7	337,757	487,183	44.2
Washington	802,178	763,956	−4.8	280,803	411,737	46.6
Suburbs	661,911	1,237,941	87.0	56,954	75,446	32.5
St. Louis SMSA	1,719,288	2,060,103	19.8	215,436	294,873	36.9
St. Louis	856,769	750,026	−12.5	153,766	214,377	39.4
Suburbs	862,492	1,310,077	51.9	61,670	80,496	30.5
Milwaukee SMSA	956,948	1,194,290	24.8	22,129	63,170	185.5
Milwaukee	637,392	741,324	16.3	21,772	62,458	186.9
Suburbs	319,556	452,966	41.7	357	712	99.4
San Francisco-Oakland SMSA	2,240,767	2,783,359	24.2	147,223	238,754	62.2
San Francisco	775,357	740,316	−4.5	43,502	74,383	71.0
Oakland	384,575	367,548	−4.4	47,562	83,618	75.8
Suburbs	1,080,835	1,675,495	55.0	56,159	80,753	43.8
Boston SMSA	2,410,572	2,589,301	7.4	51,568	77,781	50.8
Boston	801,444	697,197	−13.0	40,057	63,165	57.7
Suburbs	1,609,128	1,892,104	17.6	11,511	14,616	27.0
Dallas SMSA	743,501	1,083,601	45.7	82,922	155,488	87.5
Dallas	434,462	679,684	56.4	56,958	129,242	126.9
Suburbs	309,039	403,917	30.7	25,964	26,246	1.1
New Orleans SMSA	685,405	868,480	26.7	199,527	267,478	34.1
New Orleans	570,445	627,525	10.0	181,775	233,514	28.5
Suburbs	114,960	240,955	109.6	17,752	33,964	91.3

SOURCE: Data for total population from U.S. Bureau of the Census. *1960 Census of Population. Population of Standard Metropolitan Statistical Areas: 1960 and 1950.* Supplementary Report PC(S1)-1, April 10, 1961. Data for Negro population compiled by Legislative Reference Service, Library of Congress.

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and leadership resources available to cope with these same problems. The problems are largely a product of discriminatory practices in the past, but they pose large and puzzling obstacles to the present elimination of these inequalities—obstacles exacerbated by the sheer weight of large numbers.

Growing civic consciousness of the problems associated with racial inequality and separation comes at a time when the problems themselves have reached a critical level—a level at which efforts to deal with them must necessarily be very large. America has lived complacently with segregation and discrimination for so many generations that effects have becomes causes. And the interrelationships of cause and effect have been heaped one upon the other until they produce a complex, intertwined situation which defies simple solutions.

One dramatic illustration is seen in recent conflicts over public education. The concentration of culturally deprived Negro children in particular neighbourhood schools produces an educational environment that makes it difficult to provide the services needed to overcome their deprivation and to place them on an equal footing with their white contemporaries. One proposed solution has been to disperse the less-advantaged Negro children to better schools at present under-utilised, through extensive bus transport programmes. This approach has met with strenuous resistance from many parents (usually white but sometimes including Negroes of somewhat higher economic position), whose children live in better neighbourhoods and attend better schools.

At the same time, Negro parents in deprived areas of several major cities have undertaken mass 'boycotts' aimed at obtaining better school conditions in their own neighbourhoods. The ability of the schools to provide these improvements is severely limited by the general strain upon the taxing powers of municipal governments created by the recent movement of large numbers of better-paid white citizens to the suburbs. For the suburbs are administratively separate and do not contribute financially to the needs of the cities.

Difficulties of strikingly similar nature have been raised by the extensive urban renewal programmes recently undertaken by many American cities. Because Negroes tend to be concentrated in the decaying central districts, a considerable majority of families displaced from their homes under renewal programmes have been Negro. Some pro-civil-rights groups have criticised urban renewal as 'Negro removals'. And this is what renewal must inevitably be in many cases, regardless of the motivations involved—if for no other reason than that the geographic coincidence of Negroes and poor housing makes it so.

The relocation of large numbers of low-income Negro families from slum areas to neighbourhoods which are substantially better in quality, but are usually within a mile or less of those being renewed, produces another kind of repercussion. White residents of these

neighbourhoods frequently go into racial panic and move out; so often do Negro residents who have attained a somewhat more secure economic status, producing spreading waves of racial change. The tendency of low-income displacees to become congregated in neighbourhoods adjacent to those under renewal as a consequence both of their own locational preference and of the panic of existing residents, is too often to lower the quality of these adjoining neighbourhoods and perhaps to create additional candidates for renewal in the near future. The decline of these neighbourhoods is probably due only in part to the characteristics of the displacees. Of at least equal importance, probably, is the disruptive effect of rapid population change, which demolishes the social structure and social controls of many such areas, and encourages the entry of real estate speculators and others of dubious civic worth.

At the root of most such problems is residential segregation. The more even dispersion of Negroes throughout the metropolitan areas not only would reduce the concentration of problems, but would immensely increase the resources available to deal with them.

Unfortunately, the elimination of residential segregation poses staggering difficulties. There have been growing efforts to abolish racial discrimination in the provision of housing. One of the most recent of these was an Executive Order signed at the end of 1962 by the late President Kennedy, and affecting all new housing produced with Federal assistance. (In the United States this is a minor proportion of the total housing supply, but an important source nonetheless.) About a quarter of the fifty States, including many of the largest, had previously enacted laws to the same effect, some of them with much broader coverage. Enforcement of such measures to date has often been slow, cumbersome, and uneven; much discrimination remains. But even were this not so, the legislation is still too little and too late to do the job alone.

Were all discrimination in housing in the United States to end tomorrow, unlikely as this prospect might be, the problem of segregation would still loom nearly as large as ever. A year later, perhaps even a decade later, there would still be one or at most a few neighbourhoods in each American city where most of its Negro residents reside. And in these neighbourhoods, a white person would himself experience the uncomfortable feeling of being in a minority among those who do not like or trust him.

At the same time, one would be able to drive through block after block of the extensive suburban development accomplished since World War II without once encountering a Negro other than occasional domestics. In the border zone between heavily-black core areas and heavily-white suburbs one would often encounter, as one does today, neighbourhoods which were racially mixed. Some would apparently be stable at least for the time being. Others would be in rapid transition.

Population dynamics which are in major part a product of past discrimination and enforced segregation have now become causes in themselves, contributing to the maintenance and even to the further increase of segregated residential patterns.

The Racially Exclusive Suburbs

One of the principal reasons is the almost wholly-white character of recent suburb expansion. Fed by housing needs accumulated over two decades of depression and war, as well as by liberal home mortgages guaranteed by the Federal Government, development of new housing in the United States proceeded at a very rapid pace in the years following World War II. Most of the new housing was built in the suburbs, for there was little vacant land remaining within most of the central cities.

Between 1950 and 1960 nearly two-thirds of the nation's total population increase took place in the suburbs of its metropolitan areas. The growth in Philadelphia's suburban population, for example, was forty-six per cent. Suburban Chicago grew by seventy per cent. The suburbs of Washington, D.C., increased in population by eighty-five per cent; suburban Cleveland by sixty-five per cent.

But it was general policy in new residential development to exclude Negroes from residence. Virtually no publicly-subsidised low-rent housing was produced in the new communities. The relatively small numbers of Negroes who would have been able to pay the price of housing produced under auspices other than governmental were refused admittance by the great majority of private developers.

The exclusion of Negroes was generally concurred in by the lending interests which supplied the mortgages, by the white families who comprised the bulk of the market, and by the Federal Government itself. Until about 1950 official underwriting manuals of the U.S. Federal Housing Administration contained bluntly worded instructions to refuse governmental mortgage insurance to properties in racially mixed areas, or at least to offer insurance on lesser amounts than were requested. Those who sought to challenge these injunctions felt the weight of Federal disapproval. For example, two development co-operatives which admitted Negroes to their membership in the late 1940s were put out of business by the persistent refusal of the U.S. Federal Housing Administration to guarantee their mortgages; similar organisations which did not include Negroes were granted mortgage insurance. Recent Federal prohibitions, then, represent outright reversal of a discriminatory governmental policy, and not enforcement of one which had previously been equalitarian in principle.

The combination of population forces and both public and private policies had dramatic consequences. Some suburban jurisdictions actually *lost* Negro population as long-established Negro enclaves were displaced by all-white development. Even where small increases

occurred they were swamped out by the white migration. Almost universally, the already small percentages of Negroes within the suburbs of most major cities declined as the Negro proportions within the cities rose.

In Montgomery County, Maryland—an affluent suburb of Washinton, D.C.—the total population grew from 164,000 to 341,000 in ten years. Negroes remained a scant 12,000 people. For the Washington suburbs as a whole, the Negro proportion decreased from about nine per cent to six per cent in ten years.

Negro Increase Within the Cities

Within the same brief interval, Negro representation within the city of Washington itself rose from 35 to 54 per cent. Ironically, the proportion of Negroes in the entire Washington metropolitan area increased by an insignificant amount during the same period. As it had since 1920, it remained virtually stable at about a quarter of the whole. The changing colour distribution was almost entirely a product of segregated residential patterns, operating within the context of rapid metropolitan increase in both colour groups.

While the changes produced in the Washington area were more dramatic than in many others, the same trends were repeated with varying sharpness across the United States. Apart from suburban exclusion, the most important factor involved was Negro population increase within the central cities. This increase, in turn, was a product of two factors, migration and natural increase, generally in about equal proportions.

In terms of numbers, the largest increases occurred in the biggest cities, and particularly in those which previously had substantial Negro concentrations. Among the States, New York now has the largest Negro population of any in the nation. This is the first time in history that the lead in Negro population has been held by a northern State. In 1950 five southern States—Georgia, North Carolina, Mississippi, Alabama and Texas—all had more Negroes than New York.

Although the largest municipalities generally registered the largest numerical gains, the largest *proportional* increases in Negro population were recorded by medium-sized cities in the 100,000–500,000 range. In cities such as Syracuse and Rochester in New York, San Diego (California) and Fort Wayne (Indiana) Negro populations approximately doubled in the ten years from 1950 to 1960.

Migration and Natural Increase as Contributors to Growing Negro Concentration

The migration which has contributed to these statistics is part of a larger pattern, In recent years, there has been large-scale population movement both from the centre of the United States towards the

boundaries (especially to the sea coasts and to the Great Lakes Region), and from south to north. This migration, most expert sources agree, has been both 'pulled' and 'pushed'. It has been 'pulled' by the job opportunities and manifold attractions of the major cities, especially those located on the fringes of the nation. It has been 'pushed' by shrinking labour needs in agriculture, particularly in the depressed portions of the rural south.

Whites and Negroes have shared in this movement. Both migrant groups have been chiefly low-skilled. The whites, however, have been more readily absorbed into the society and economy of the urban-industrial complexes. The Negroes more often have ended up as semi-permanent inhabitants of central city slums.

Some have thought that measures to discourage the migration would contribute toward solving the problems created by race in the urban centres. This has been the spoken or unspoken philosophy behind a variety of restrictive measures, including stringent qualifications for welfare aid, which have recently been enforced in many parts of the United States. Many are essentially anti-Negro measures. At this point, however, it would make relatively little difference to the trends of the future were the cityward movement of Negroes to cease tomorrow.

In many cities, at least half the Negro increase during the 1950s came from babies born in these cities, rather than from new in-migrants. In cities like Buffalo, N.Y. and New Haven, Connecticut, where about one-eighth of the population is now Negro, one-fourth of all babies born are Negro. Such disproportionately high Negro birth rates stem from a variety of factors. One is the exceptional youth of the Negro population, partly due to differentials in longevity but augmented in recent years by thousands of in-migrants in the most fertile ages.

The fertility ratios* of Negroes, as computed from Census statistics, are often higher than those of whites in the same metropolitan areas, but not to a degree sufficient to account for the difference in birth rates. The concentration of Negroes in the principal childbearing age brackets leads to many more births. Another factor in differential birth rates within the cities is the unusual structure of the white urban population; since the white movement to the suburbs has consisted heavily of young families with children, the remaining white inhabitants are heavily weighted with single people and with people above the age of childbearing. In Washington D.C., half the remaining whites in 1960 were over forty.

The consequences are clear: no matter what the future changes in migration, potential exists for continuing rapid increase in the

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*By the definition employed by the U. S. Bureau of the Census, the 'fertility ratio' is the ratio of number of children under 5 per 1000 women aged 15 to 50 at the time the Census is taken. This statistic avoids many of the misleading attributes of the birthrate, which is computed on the basis of the *entire* population regardless of sex or age.

Negro populations of many American cities. Negro children in large numbers are now growing to adulthood there, and soon will add their own contribution to the birth rate. Meanwhile, the white populations of the same central cities are dying off, their capacity to reproduce themselves undermined by the selective migration of their younger age groups to the suburbs.

Out in the suburbs, of course, the whites also are having children in explosive numbers; in fact, a comparison of fertility ratios in metropolitan Washington showed that white residents in some of the more recently developed suburbs have substantially higher fertility than the Negro population of the city of Washington.[1]

The large-scale shifts of the post-World War II period have, therefore, built into the population structures of America's metropolitan areas the potential for further changes in the same direction. Washington D.C., is the first major American city to reach a Negro majority. But by 1980 at the latest, unless very powerful forces should intervene, there will probably be several other large cities in the same situation. Baltimore, Cleveland, Detroit, New Orleans, Philadelphia, and St. Louis are all leading prospects. Baltimore and New Orleans already have Negro proportions as great as Washington's in 1950; the others are not far behind.

The Economic Differential

A possible deterrent to the further expansion of heavily-Negro areas would be the large-scale dispersion of Negroes into the suburbs. From the legal standpoint, most of the obstacles to such a migration have now been removed. A 1948 decision by the U.S. Supreme Court destroyed the legal foundation of racial restrictive covenants by which residents previously could and often did band together to keep Negroes (as well as other racial and religious minorities such as Orientals and Jews) out of their neighbourhoods. Such agreements may still be made privately, but violators can no longer be punished by fines and jail sentences. Effectively, this means that any used house is available to Negroes, provided only that its owner is willing to sell or rent to them. Now, the Presidential Order of 1962 prohibits discrimination in new Federally-assisted housing, most of which is in the suburbs; and some States have laws of considerably broader coverage.

Yet with legal barriers lowered, economic differentials between the races remain a major obstacle. Because of past and present inequities in education and employment, Negroes today have markedly lower incomes than whites. For the combined urban areas of the U.S., the median family income of Negroes in 1959 (the most recent available statistic) was under 60 per cent of the white median. During the 1950s the economic gap between whites and Negroes actually widened in terms of both monetary income and real purchasing power.

Nonetheless, since this was a period of general rise in incomes and living standards, Negroes made substantial advances. In Chicago, for example, there was a more than tenfold increase in the number of Negro families with annual incomes over $6,000. Many more thus came within the effective market for suburban private housing, for which $6,000 is generally about the lower limit. But those who can afford it are still in a minority. In most urban areas of the northern U.S., not more than one in four Negro families earned total incomes exceeding $6,000 in 1959. And many of these achieved their income only through the efforts of two or more wage-earners—a fact which often disqualifies them for mortgage credit since working wives under forty frequently are not considered a reliable source of income by lenders and governmental insuring agencies.

The obstacles presented to effective desegregation by differences in income are reflected in recent experience, although economics is not the sole factor involved. Not only is the potential suburban market among the Negroes limited, but its needs have often been satisfied in good older housing left behind by whites leaving the central cities.

While chronic housing shortages have long plagued the Negro populations of many American cities, this situation was largely remedied during the 1950s for the more fortunate members of the group. A recent careful study of ten major cities in the midwestern portion of the United States showed no substantial backlog of non-white demand for owner-occupied units in seven of the ten.[2] This does not mean that shortages have disappeared in housing priced within easy reach of the large numbers of non-whites who cannot afford to purchase in the private market. For such families the need is often acute, and it is not being satisfied by the meagre programme of publicly-subsidised low-rent housing now in force in the United States.

But it does mean that most of the economically self-sufficient members of the Negro population no longer suffer acute housing need. Just how well their demands in housing have been satisfied can be seen through a one-hour tour of Washington, D.C. Many of Washington's finest neighbourhoods have changed from all-white to Negro or mixed occupancy in the past ten years. They remain fine neighbourhoods today—with imposing stone and brick houses set far back on beautifully landscaped and immaculately maintained lawns. But the children playing in the gardens today are Negro, whereas a few years ago they were white. The women waving good-bye to their husbands as they drive off to work are predominantly Negro. They too, were white only a few years in the past.

It strikes the observer with great force that the houses and the general flavour of such neighbourhoods usually have changed little or not at all while the colour of the inhabitants has often changed completely. Similar examples can be found in many other American cities

including Philadelphia, Baltimore, Los Angeles, Detroit and Cleveland.

The midwestern study just quoted concluded: 'The chief dynamic of the non-white housing expansion in this decade will be the pressure of the growing Negro middle-class—promptings of status, ambition, taste, racial pride—rather than raw population pressures.' While these factors certainly act as incentives to dispersion, and spotty evidence indicates that they are helping to a limited degree to motivate Negro movement to the suburbs, they are not overwhelmingly potent against the counter-pressures of prejudice and discrimination—particularly where good in-city neighbourhoods are freely available.

Acceptance of Segregation by the Segregated

Legal prohibitions against discrimination in private housing have come, therefore, when the chief pressure which would motivate middle-class Negroes to take advantage of the laws has largely disappeared. In many urban areas of the U.S., the only significant reservoir of unfilled housing need remains among those who are not economically capable of competing in the private market.

In face of this fact, citizen groups striving to implement anti-discrimination laws have often encountered difficulty in finding Negroes willing to support their aims by moving to the all-white suburbs. In the absence of severe need one must possess unusual personal qualities to take up residence, more or less permanently, in a community where virtually all others are not merely of different race but more or less hostile besides.

A 1958 study[3] of Negro 'pioneers' in surburban communities of New York State concluded that most had undertaken the move to the suburbs not because they objected to living in Negro neighbourhoods *per se*, but because at the time the only neighbourhoods freely open to Negroes within their cities were lower-class slums with their attendant social and physical degradation. Said one:

> I would be very satisfied with an all-Negro neighbourhood if it were a decent neighbourhood. I do not see why I, because I am a Negro, should be forced to live in a neighbourhood where I have nothing in common with the others around me.

Stated another: 'I did not want to live in [the traditional Negro neighbourhoods of Rochester, New York]. My only objection to these areas was the dilapidation and overcrowding.'

Working against such social class striving and desire for better environmental conditions is the raw fear expressed by a respondent to another study in the same State.[4] 'I don't want to be a pioneer. I don't want to lie awake thinking that someone may throw a brick through my window or set fire to my house.' Physical violence such as this man feared is fortunately quite rare today in the northern and western sections of the United States. Yet the occasional

examples make national and even international headlines, as did a couple of violent outbreaks in the suburbs of Philadelphia, where Negro dispersion has been more substantial than in many other areas due to the desegregation efforts of Quaker groups. Because of the publicity they receive, such episodes tend to exert a discouraging influence out of all proportions to their numbers.

Much more frequent than violence has been rebuff and humiliation. Negro 'pioneers' have been treated to such insults as anonymous phone calls, sudden erection of dividing fences, delegations of neighbours offering to buy back their newly-acquired homes, and the sight of 'For Sale' signs blossoming on many surrounding houses simultaneous with their entry. Within a relatively brief time, most evidences of neighbourhood hostility usually vanish; but meanwhile they inflict pain. For many, the snubs and taunts to their children are hardest of all to take.

Recently, and partly as a consequence of the increased interest of major religious denominations in the segregation problem, such hostile behaviour has tended to become less frequent. In a growing number of metropolitan areas, residents of the white suburbs have joined together in voluntary groups, often with church sponsorship or involvement, to encourage middle-class Negroes to move into their own neighbourhoods. One such group in the suburbs of Washington, D.C., has aided the suburbanward migration of more than two dozen Negro families within the past year, and it has collected more than 3,000 signatures offering support for its aims.

Still, however, Negroes who possess the economic capacity to move to the suburbs must weigh the advantages of so doing against the disadvantages of moving from neighbourhoods where they feel socially secure. As barriers to Negroes' residence in the suburbs have been lowered, the quality of neighbourhoods available to them within the cities has risen; the two factors have tended to cancel each other out. Naturally, the tendency of Negro neighbourhoods to persist and grow of their own momentum cannot but contribute to the maintenance and growth of ethnocentric attitudes among Negroes themselves.

The relative lack of *effective* Negro pressure for housing desegregation reveals itself in a number of ways. In a nation-wide study of private housing developments available for interracial occupancy, it was found that two-thirds of those developments had a majority of whites.[5] And practically all achieved this white majority without any kind of quota or control on Negro occupancy. The white preponderance occurred despite the fact that many of the developments offered the *only* new housing available to Negroes within their metropolitan area.

During its first year of existence, the special Presidential Committee established to carry out President Kennedy's Executive Order against discrimination in Federally-assisted housing received fewer than

100 complaints of discrimination. Many of the agencies charged with enforcing State and local laws against residential discrimination have had similarly small responses from the group immediately affected.

Together with discouragingly slow and cumbersome enforcement procedures, both economic and psychological barriers no doubt play important roles in such phenomena. But the psychological component is large and probably will become more dominant if economic and legal factors continue to diminish in importance.

Acceptance of Segregation by the White Majority

By no means all whites are deeply and irrevocably prejudiced against Negroes. A number of attitude studies have suggested that the great majority are neither strongly pro-segregation nor strongly anti-segregation; and also that the intensity of expressed prejudice has decreased quite markedly in recent years. Recent events have brought to light a strong core of white sentiment in open and fervent support of racial equality, at the same time as they have tended to increase the ferocity of the extreme pro-segregation elements.

But the process of rapid and widespread racial change which has occurred in so many urban neighbourhoods in recent years has created a framework of expectations which may at least be as potent as racial hostility in its influence upon behaviour. In the minds of most white Americans today, a neighbourhood is either white or Negro, or it is racially changing. A stable and permanently integrated neighbourhood is beyond their conception. Thus, the entry of the first Negro family often touches off a wave of move-outs by whites, provided that more Negro families can be found to buy their homes.

Many such whites express deep grief at leaving neighbourhoods they love. They feel that they have been forced out, rather than leaving voluntarily. Many will state that they would not object to one or two Negro neighbours, but that they cannot remain as the sole whites in a Negro neighbourhood. As they leave, they help to confirm their own expectations and to make it more difficult for others to remain—a prime example of Merton's 'Self-Fulfilling Prophecy'.

In this framework of belief that segregation is normal and inevitable, discriminatory practices can be seen not wholly as consciously evil acts but as behaviour arising out of a set of preconceptions which, though they be false, are powerful motives nevertheless.

It is understandable that many white families moving from neighbourhoods which now are solely white will refuse to sell their homes to Negroes less out of deeply-felt prejudice than simply because they fear they will harm their neighbours. Such attitudes, as well as the tendency toward panic once a Negro family *does* move in, are helped

along by the fear that property values will inevitably be lowered by Negro entry—a belief which persists in American urban folklore despite a number of careful studies which have proved otherwise.[6]

There is, nonetheless, a growing wave of white revolt against the wholesale desertion of good neighbourhoods because of Negro co-residence. Recently, the mayor of Trenton, New Jersey, made national news by buying a home in a racially integrated district. Despite the publicity, he was by no means the first leading public official in the United States to choose to purchase or to remain in a section where Negroes also lived. Mayors of several of the nation's largest cities and a growing number of high-ranking officials of the Federal Government in Washington have quietly made similar decisions. So have many private individuals of lesser prominence.

Yet such actions are long overdue, and they are pitifully inadequate to the magnitude of the problem—as is the slow trickle of middle-class Negroes into the suburbs. And neither touches the central obstacle of economic incapacity among the bulk of the Negro market.

The Dilemmas

The dilemmas posed to the United States today by residential segregation are placed in sharper focus by the current national concern for the elimination of poverty. Can poverty among Negroes ever be solved within the framework of great and growing racial separation in the metropolitan centres where the bulk of both Negroes and whites reside? On the other hand, can the metropolitan areas ever be desegregated as long as the majority of Negroes remain poor?

Will the housing advances made by Negroes during the postwar years, with their concomitant benefits in general reduction of substandard housing conditions, continue? Or will they be halted or even reversed through the continuing pressure of low-income Negro housing need upon the available supply—a need which, in the absence of sufficient publicly subsidised housing, is too often met by overcrowding and illegal conversions? As segregation continues to grow, will the central cities find themselves less and less able to cope with their problems, financially and in other respects?

The magnitude of the task presented by the segregation problem today is eloquently summarised in statistics computed by Schermer for the Philadelphia metropolitan area.[7] He estimates that 6,000 Negro households annually would have to move out of present Negro neighbourhoods if these neighbourhoods were merely to be prevented from growing further. If the Negro population were to be dispersed completely among the white population of the Philadelphia metropolis by the year 2000, it would be necessary for 9,700 Negro households to move into districts at present white, and 3,700 white families to move into currently-Negro areas *each year from 1961 to 2000.*

No such large-scale movements, reversing the predominant trends of the postwar era, are occurring. Nor are they likely to occur without a much wider recognition by the American public, both Negro and white, of the severity and long-range implications of the problem and the nature and size of the efforts required to deal effectively with it. Without them, however, the year 2000 will probably see Negro majorities in the core cities of most of the nation's major metropolitan areas, with a number being almost entirely Negro.

To eradicate residential segregation in the United States will require community planning of a scope not previously accepted by Americans, plus a level of governmental involvement in housing and other 'private' areas of the nation's economy far exceeding that which now exists. To let segregation continue to grow, on the other hand, may well bring difficulties which we do not yet imagine. Yet despite a growing uneasiness it is unlikely that most Americans even dimly glimpse the alternatives before them—even less likely that they possess the knowledge or will to cope with them in realistic fashion.

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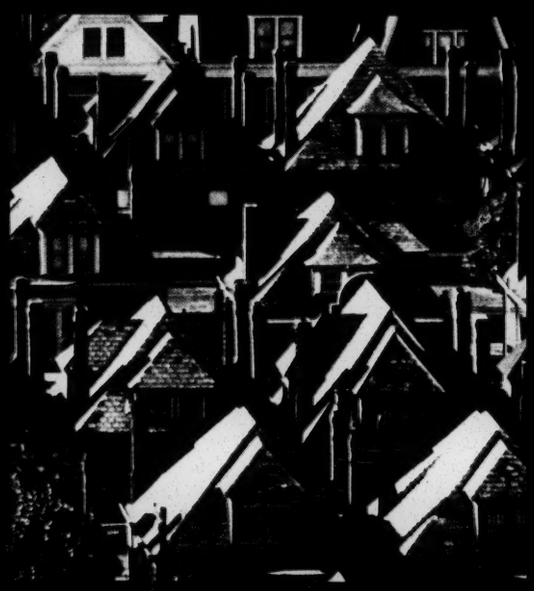

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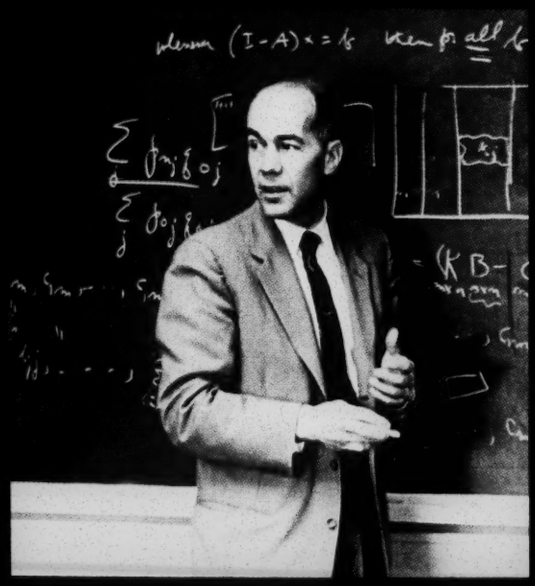

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ARCHITECTURAL CONSIDERATIONS IN THE DESIGN OF HOUSING FOR THE ELDERLY

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I

The boom in housing for the elderly that got under way in earnest in 1959, when major inducements were offered for the construction of Federally insured private housing and nursing homes and public housing for the elderly, has yet to produce anything of much significance as architectural design. This failure to employ the resources of architecture, rather than any measure of accomplishment has dictated the approach of this paper. Its purpose is to ask questions, not to provide answers. This will not be another in the long series of redundant and admonitory papers that are replete with helpful hints on how to house the elderly.

Let us commence by accepting that the major purpose of housing design is to contribute to prolonging the period of independence of the aged--that is, the time before they are obliged to enter an institution and receive continuous nursing and related medical care. This is the decisive change in housing faced by older people. This paper will also assume the process of aging is a progressive one of withdrawal, and that the principal enemy is voluntary or enforced segregation. In its environmental aspects, this is a social as well as an individual problem.

The fundamental objective of design, even if it is an expressed consumer demand by many elderly individuals and couples, cannot be the creation of isolated communities occupied exclusively by elderly people. The "housing project for the elderly" has been

too easily accepted as the normal, ordinary form of housing, an outgrowth of earlier (and perhaps equally undesirable) forms of housing activity. To the greatest extent possible, on the contrary, the housing of elderly people should be similar to the housing they have known all their lives, that is, located generally in a community of socially heterogeneous character, encouraging participation not only in the ordinary day-to-day community routines of shopping and housekeeping but other aspects of community life as well. Difficult as it is in the present age of two-generation families, a conspicuous effort must be made to maintain ties of family relationship and responsibility that once abandoned can never be replaced. This effort must involve housing management as well as design, but by a deliberate effort to maintain community continuity in appearance and in neighborhood living routine, and (to the extent possible) an effort to sustain the actual social fabric by measures that allow members of the same family to live in the same community, we can support powerful forces toward the well-being of the elderly that are now being sacrificed.

The housing for the elderly we have been building, and even worse, the advice about such housing that has been given, has tended to emphasize its segregated characteristics. Not only are the elderly being segregated in fact by special housing arrangements, but by the development of a cult of specially designed dwellings and housing projects. The end result of treating housing for the elderly in separate government programs, and the well-meaning aggressive campaign to concentrate attention on the housing needs of this particular group, has been to set in motion powerful forces that inadvertently have tended to further what is widely regarded as the worst enemy of the elderly--segregation. Housing for the elderly does not need special design but good design. Most of the special design characteristics of housing for the elderly that are sound should apply to ordinary housing, millions

of units of which are occupied by handicapped as well as elderly people. The principal thing one can say about housing for the elderly is that it is even more important for them that their housing be well designed than it is for other families and individuals who may be more agile, better able to adjust to inefficient invironments, and more willing to put up with inconveniences. It does not reflect the needs of the aged in particular to say that a bathroom should open directly from a bedroom rather than be accessible around several corners. The aged are not the only ones who suffer from household accidents. As for the special characteristics that are so frequently urged, these can be provided in almost any well-designed home for not more than $10--the sum necessary to purchase stronger light-bulbs, an alarm buzzer to signal from the bathroom, and a clamp-type grip-bar to assist in getting out of the bathtub. If this is the main objective, counselling rather than architectural design would appear to offer the answer.

II

Who are the elderly? Federal housing law says that the elderly are couples, one or more of whom is at least sixty-two years of age. This is certainly an improvement over the retirement age of sixty-five, when most of the elderly should be already settled in the place where they are intending to spend the rest of their lives. From the housing point of view, the elderly are families--perhaps only forty-five years old--whose children have left the home, and who now find themselves living again as a couple. Whatever the medical or social aspects of housing the elderly, the simple fact of accommodation--numbers of people composing families, and the size and functions of the dwelling--ought to receive further recognition. Emphasis on geriatric considerations has really obscured housing aspects which

deserve re-examination. Perhaps what has been regarded as a special housing problem, a matter of architectural design, is really not a housing problem at all. Housing the elderly may be something other than we think of it today. Certainly we do not know how to divide up, comprehend and meet housing needs that range from the elderly couple occupying a standard house of 1,200 square feet through increasingly minimal accommodations to barely more than a cubicle or bed space in a nursing home. Single people and couples without children can live in the simplest surroundings. They do not require the elaborate and complex spaces and equipment that the responsibilities of child care and the economics of a large household make necessary. Their problems are, generally speaking, of another sort. They are trying to live on an inadequate retirement income. They have much more spare time, particularly after retirement. They may be less mobile. One of the reasons that has been offered why women live longer than men is that women do not retire suddenly but gradually give up their domestic and household responsibilities as the children one by one leave home. These more gradual transitions should be accompanied by more planning for the future, and to the extent that present laws require that such housing assistance be withheld until one of the couple is aged sixty-two, attention should be given at least to starting the planning process considerably before that age.

Better still, let us examine, in the light of our brief but sufficient experience, the effects of present housing laws, and consider how new and better housing legislation might be enacted that would relate housing decisions to the fundamental evolution of the family rather than to arbitrary age levels.

The principal problems of the aged are due to the future.

One of the things that is quite certain is that one of the couple will die before the other. This is the major change in their housing problem we can foresee.

The end of the family means not only the accentuation of loneliness, but a faster approach to institutional living routines. In terms of housing design, the self-contained family living quarters, however minimal, are replaced by the bed-sitting room; family-prepared meals are succeeded by the institutional kitchen; home care of the sick by nursing care. In housing design terms the line is most clearly drawn in Denmark where there are two distinct types of housing for the aged. In one of these, the so-called staircase plan, self-contained apartments are accessible from each landing, the emphasis is upon independence, autonomy, privacy--family life. In the other, the hall plan, bed-sitting rooms with baths are the principal type--housing for single persons. The interdependence of the physical design of housing and what might be called the social program could hardly be more clearly illustrated.

As a couple ages, it is also pretty certain that sometime before the death of one or both, there will be a period of increasing need for some form of care. Housing and care become interrelated. Should this need require, as it generally does at present, a change in the type of housing? If it does, the move will sacrifice much in the continuity of life, in the loss of security, in the social framework which the elderly find so difficult to replace. The approach to care has been too much considered, as economics and management have dictated it, from the viewpoint of the institution providing the care. We have brought the elderly to the institution. Could we instead bring care to the elderly, housed in accommodations designed to facilitate home care, and employing voluntary or non-institutional resources, quite different housing recommendations would result. In the heterogeneous community, where the demand for part-time jobs is conspicuous, it might be possible to reduce much-needed care for elderly people living alone to a routine hardly more elaborate

or costly than baby-sitting. The application of what is already known about baby-sitting, in fact, suggests that a simple experiment with a classified group of elderly requiring rudimentary supervision in their living arrangements would yield useful findings. Until we have acquired more experience with such possibilities, our extensive programs of housing the elderly will be dealing casually with such variables, and many interesting possibilities in housing design will be foreclosed.

We must recognize, furthermore, a basic contradiction between the administrative desirability of the large numbers of elderly people that are supposedly required to achieve efficiency in the provision of welfare services, and non-segregation. Of course to the extent that segregation is avoided, the demand for welfare services may similarly be reduced. But short of a simple response to mechanical demand, some coming to terms would be possible if, let us say, several colonies of homes for the elderly, each located in a larger planned community of its own, were in such reasonable proximity to each other that they might compose a single clientele for a social worker, visiting nurse, or other service worker; and might jointly share some social facilities.*

The provision of care for the elderly is a basic requirement, and to the extent that this can be done while they are still independent and housed in some non-institutional fashion, the heavy social costs and undesirable psychological consequences of institutional segregation can be avoided. At bottom, this appears to be a matter of developing forms of visiting nursing, small clinics, and outpatient facilities. Few hospitals are at present organized

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* Such a cluster of houses for the elderly within a larger development is well illustrated in a Vienna, Austria, example published in the ARCHITECTURAL FORUM August 1958, page 87.

adequately or approach their task in the proper frame of mind to accomplish these results. It has been pointed out, indeed, that one perhaps unconscious effect of present hospital policies is to breed in the immediate vicinity of hospitals a substantial colony of rooming houses occupied by apprehensive elderly people whose actual proximity to the hospital facility may be determined simply by how sick they are or think they are. The fear of dying alone has produced such compulsive behavior, with the unwitting aid of the hospitals themselves, that basically undesirable patterns of housing are established.

More important than this factor of care may be the gradual tendency for the elderly to be isolated by the death or disappearance of relatives and friends and other processes of social change. As the inevitable process of withdrawing commences, the anxieties and fears of the advanced aged are faithfully reflected in much of the design of their housing, and perhaps even more in the things that have been written about the design of housing for the elderly.

Remarkably little has yet been said about the extent to which the right kind of housing design would strengthen the independence of the elderly and significantly lengthen the number of years they would be able to live alone. The evaluation of housing design is only now becoming possible, due to the numbers of housing that are being built with government assistance, but it would be a serious deficiency if such evaluation as may be undertaken were limited to the more conventional designs that have been constructed thus far. The opportunity for evaluation and research offered by the increasing scale of the program should be accompanied by more deliberate experimental attempts to test different living hypotheses, and ascertain the environmental influences of various designs. The work of the Pierce Foundation in housing liveability offers methods that might prove of greater value in

studying the special problems of housing the elderly than with normal families. There is also the obvious need for greater controls in housing experiments, a need which only systematic research that is today becoming possible, will meet.

More than the dwelling unit needs to be studied if we are to make sound decisions in housing design. In addition to plans, interior design, equipment and other aspects of the dwelling, we need to know about location, community relations and such critical factors as the size of housing communities and sub-communities. There is little possibility of agreement today as between the institutional advocates of housing efficiency and those wrestling with the problems of housing finance, who urge projects up to 750 units with minimums of 200, and the non-segregationists who regard 50 dwellings for the elderly as a high concentration, and for purposes of integrating the elderly in a more heterogeneous community prefer as few as 20. Perhaps useful answers in the field of segregation will involve qualitative aspects of design as well as the battle of abstract numbers. Here again, experimentation is indicated. Many such small communities are needed for study purposes, with carefully planned locations, each with an integrity of its own as a separate community, with its separate lounges, gardens and services for its particular use, but in other respects in the thick of things. Between the Canadian project so anti-segregationist that the elderly were constantly being trampled underfoot by heedless youngsters, and the anxiously protective one in which the aged see only each other, there is room for much experiment.

How shall we study such questions?

Consumer preference is a dubious basis for product design, but in the case of housing it is especially undesirable. When we are considering the elderly, expressions of preference encounter not only the issues of variability but the conflict between unwise desires and scientific facts of physiology and psychology. An issue drawn at random to illustrate this

situation is whether living quarters should be heated to the point most elderly people desire.

Certainly we need a bigger kit of research methods for environmental studies, one that includes purely objective physiological measurements, behavioral observations and tests, time-and-motion studies, as well as interviews and analyses. The new science of ergonomics, which in industrial and military studies is contributing significantly to safety, offers much for the study of human factors in environmental situations.

Our consideration of physical segregation of the elderly as a factor in housing design needs to be seen in a dynamic context that will allow us to see how the activities of the elderly may be restricted or enhanced by design. This affects the size of projects no less than the question of heterogeniety, and is probably the decisive factor in maintaining interests, activities and social relationships.

To condemn the elderly to the limited range of activities that are possible in a small apartment is to doom them to the infantile regime of life with a television set. To provide them only with a lounge and game-room is to make of them what Walter Reuther has not inaccurately termed "coffee-drinking bums."

We know far too little about the actual therapeutic value of the range of activities possible to the elderly, much less about what is important to the aims of this paper--how they are affected by location, size, relationships and design of housing. If emphasis should be given outdoor activities like gardening or bird-watching, some profound consequences to housing are involved. But there is an apparently equal case for indoor recreation. And increasingly, the case for greater social activity is urged. We need means by which these differing and often conflicting aims can be given priorities, reconciled in design, and resolved in budgets. Perhaps most of all, they need to be related to specific individuals, their interests, needs and capabilities.

III

At the start of this discussion of housing design, we raised a specifically non-architectural question, that of segregation, to test if design had a social purpose or was merely a question of fitting bricks and boards together, complying with building codes and Federal regulations, and staying within the project budget. Only if it is desired that architectural design contribute to the solution of the broader social problems, are the really talented architects likely to be demanded. Only under such circumstances are they likely to be attracted to this field of practice from the design of schools, hospitals, churches or other buildings in which conspicuous advances in design are being made. And only that way will we get the better housing design we need.

Good design costs money. It saves money, directly. It also contributes to further savings as cumulatively higher standards of design are reached in all buildings of a given type. The process is generally a trial-and-error one, testing drafting-room hypotheses against the economics of building and institutional operations. This does not mean that more systematic research is not possible. Some useful research has been done on architectural problems in this country, especially in the field of school and hospital design, but it has suffered from lack of coordination and spasmodic interest and financial support.

We need to remind ourselves that almost no organized housing research program exists in the United States. Our Federal housing research efforts have been marked by many stops and starts, and bear almost no relation to the huge scale of the national housing program as studies of research expenditures for various industries by the National Science Foundation have amply shown. But even if funds for housing research become available on a larger scale from industry or government, the techniques for research in design are badly in need of development. What passes for "research" in many architectural schools and offices would

hardly meet the definitions more commonly used. Perhaps a better pattern for the needed design research is that established by the Nuffield Foundation in Great Britain, especially in its hospital studies. Among other findings, these have concluded that research recommendations need to be tested in actual buildings.

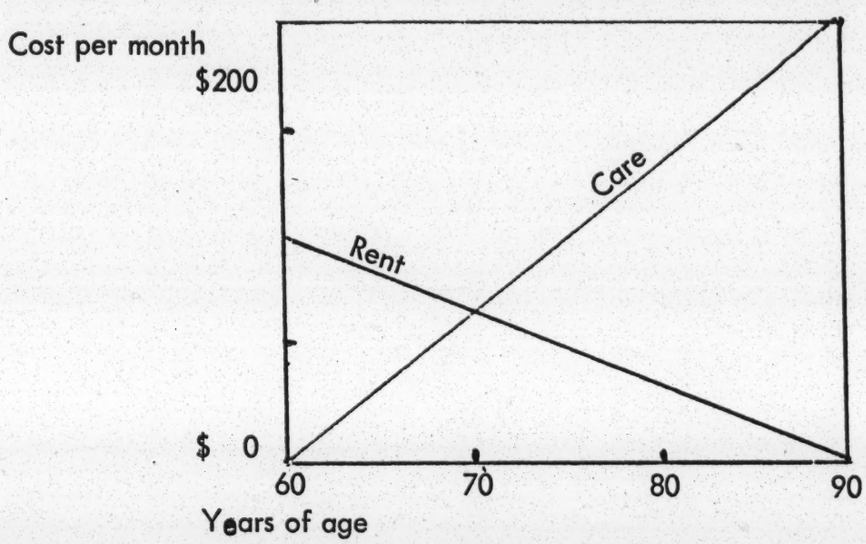
If the design of housing for the elderly offers a challenge to architects, that must be more explicitly stated. Housing for the elderly does present such a challenge, and the concluding section of this paper will attempt to recapitulate in the form of research projects, and to add to what has been said before, some tasks that should enlist and exercise the talents of our most creative architects. In this approach we may well recall the words of Plato to Meno, ". . . in thinking it our duty to seek after the knowledge of things we are at present ignorant of, we should become better men, more manly, and less idle, than if we suppose it is not possible for us to find out, nor our duty to inquire into, what we know now. . . ."

The beginning of better housing design is more knowledge about the specific ways in which environmental design affects people, but in this process of finding out, as Plato says, we have the greatest opportunity to create better architects.

Before exploring some design research topics, let us illustrate in somewhat greater detail a study of how architectural design is engaged in the total problem of housing the elderly. It is here, rather than in what are more commonly considered architectural design factors, that the principal opportunities for progress seem to lie. It is not proposed to develop an elaborate hypothesis, reflecting such considerations as moving from an established home in a stable community, or discussing institutional living. The following sketch should suffice.

The housing element can be put in the total economic picture to the clarification of both the issue of care and its relation to housing design. Food, clothing and other items in

the budget of elderly families are relatively constant. Medical care and hospitalization are insurable. Neither category significantly affects housing design. What remains is rent and nursing care. The principal issue is whether the required care is received at home or in an institution. The economic relationship is indicated by the following diagram:



At the beginning of the period $75 is paid for rent in conventional accommodations--a house, apartment, or trailer--and nothing is required for care. At the end of the period complete care in a nursing home is required at a cost of $200 and the private housing accommodation has been given up. The presently separate consideration of housing and care is wasteful in economic terms (when contrasted to other forms of care), hastens dependency, and prejudices housing design. If housing for the elderly can be designed to foresee and provide for the inevitable future need for degrees of care, a living environment more likely to support independence should result. The design issue is whether housing for the elderly should be located, organized in communities, designed and equipped to allow various degrees of home care to be provided. If rent and care can be offered in the same financial "package," the design of housing can reflect these important considerations. A coordinated series of studies of budgets, management and design (embracing both community planning and housing

design factors) is needed to test such a program. It might be possible to place such an arrangement upon an actuarial basis and thus do much to resolve at a single stroke the fundamental problems of housing design and those of economic uncertainty. While this has been offered as a general hypothesis that might be reflected in an experimental housing project, and tested by research, it might also be regarded as a general model that might be tested in part from the available experience of some religious or fraternal colonies for the elderly.

What is actually required in this proposal is a series of experimental housing communities, not of especially large size, in which housing of several different types and various forms of home care can be provided and adequate social and cost records kept.

Another form of less specifically architectural research should also be indicated because it is no less fundamental to improved design. Such studies would illuminate the human factor. We need to learn more about perceptions of the elderly and the effect of design. At a minimum, the major deficiences in current housing practice can be noted. We also require a great deal more information about the range of interests, activities, and perceptions of the elderly, especially as these can be put into some kind of an evolutionary time span of the later years.

In the environment of the elderly which public initiative is providing under housing laws, it has been recognized that more extensive provisions for community facilities are required. In the absence of any real information upon which to base decisions, a rough cut has been taken at the issue by providing that 10 per cent of the project funds in public housing for the elderly can be spent for community facilities such as cafeterias, lounges, clinics, and the like. Here we face not only the amount of such facilities but their basic purpose. What impresses the visitor to Scandinavia and Holland, countries where provisions

for the aged approach the ideal in design as well as in cultural attitudes and governmental provisions, is the extensive provision of community services. This is not a matter of fancy social and recreation facilities. When dealing with such questions as kitchens and meals, laundry, personal hygiene and appearance, this interrelationship is fundamental. Other forms of medical and nursing care are involved. Too often, under our circumstances, there appears to be no way inwhich a sliding scale allows easy transition from complete independence to complete dependence. It is such objectives that should determine the type and extent of facilities provided.

Surveys of housing arrangements for the elderly in other cultures will raise many useful questions of this sort, as well as suggest valuable ways in which to answer them. The experience of northern European countries is probably most advanced, most readily applicable to the United States, and has been best known to visiting Americans. Yet no systematic account of this experience is available, no evaluation has been attempted, and the basic information itself has not even been translated from Norwegian, Swedish, Danish, and Dutch languages in which few Americans can work. Beyond the fundamental objective account of such experience, it should be regarded as a useful laboratory in which to study human response, economic demand, and other satisfactions with various forms of accommodation. The rational analysis of design alternatives in economic terms, especially pursued in Denmark, is a further area for useful studies.

Perhaps the most valuable single study of housing for the elderly is that conducted and published by the Bouwcentrum, a unique international building research institution in Rotterdam. This document not only summarizes design standards from the principal European nations, but gives a valuable statement of Dutch practice in particular. It embraces both

conventional housing for the elderly and nursing homes. Considerable further information of this sort has been compiled in the research files of the Bouwcentrum.

Many suggestions with respect to housing designed for the elderly have emphasized the value of flexibility in design. This has at least three different aspects. The first is to allow a variety of uses of a limited amount of living space. One of the principal proposals offered under this heading is a "living kitchen" containing dining provisions. A second type of flexibility in housing for couples with self-contained living arrangements would provide a bedroom which, upon the death of one spouse, could be transferred to an adjacent apartment, thus allowing continued occupancy of the original apartment (minus the bedroom) by the survivor. A third type of flexibility would reflect the changing life, interests and needs of the elderly - itself a useful field for investigation - and suggest how these can be met by multi-purpose design features.

If the problem of housing the elderly is, as we have earlier asserted, part of the general economic question of people living on pensions and of the psychological problem of idleness and rejection, which together plague that increasing portion of the population who have retired from active life, then we cannot approach housing design in terms simply of the desirability of each room getting direct sunlight at some time of the day or minimum room sizes that are related to the single person, the couple, or the normal family. We must think, too, of aspects of housing design larger than the dwelling unit, if still smaller in community scale than city and neighborhood. Here, again, we must face the issue of segregation fostered by design. The objective of this sector of housing design becomes a matter of subtle involvements with the community in ways that contribute to the cultural goal of the acceptance of the aged as valuable members of the community, rather more than the usual prescription of "insulation, not isolation." A review of the design of housing now being produced with these fundamental considerations in mind will yield some shocking conclusions.

The objections that can be raised against many of the housing communities for the elderly that are being designed and built today run along the following lines. There is the smell of institutionalization, both in size and in character, and this is unfortunately found in even the best "housing projects." They are "projects." This is the difficulty posed by even such excellent designs as Victoria Plaza Apartments in San Antonio, and it is compounded when the architecture is less polished. Even an interesting effort to mix housing for the elderly and for younger families, as proposed in Portland, Oregon, runs afoul of the concentration of the elderly in a single high-rise structure. The "project" character is announced in many subtle ways, from uniform roof lines to the institutional park bench, and it must be condemned in both public and private housing for the elderly. This is not a unique difficulty encountered in designing housing communities for the elderly but is found in other types of mass housing, whether created by public or private interests. The social and psychological consequences of bad project design--of the indifference to proportion, scale, mass, color and other design factors--simply have a more specific consequence in the case of housing for the elderly.

In many private housing developments one finds all the objectionable features of cheap-jack designs: bad siting, masses, proportions; the mixture of colors and materials in a dizzying variety; busyness instead of calmness; gadgets as a substitute for design; and "features" as a substitute for design concepts.

Many housing designs, in the United States and in other countries, show how the disease of "projectitus" can be mitigated or overcome, and it would help keep these in our minds when we approach housing design if they could be assembled in published form. Since in many respects these designs cut across the grain of many public housing doctrines, raising new questions of vernacular architecture and post-Miesian humanism, the collection of such

examples could hardly be done from the literature and would represent a challenge to architectural criticism. In this context one should also think of the existing stock of housing, and how it may be converted, supplemented or otherwise used to create housing that meets the needs of the elderly.

Among the characteristics we have suggested as appropriate in housing communities for the elderly are continuity with earlier housing, variety in dwelling accommodation, social and architectural heterogeniety, and smallness of scale. To this might be added a more positive expression in design of functional open spaces such as parks, outdoor recreation areas or even of drying yards; non-residential facilities such as shops; and housing for other than the elderly. Most of all, we need to ask whether the housing provided should take the form of one building or several.

Many of the difficulties presented to the architect by the program for a segregated housing project are inherent. These might be avoided if we remembered the centuries-old Dutch practice of including some dwellings designed for the elderly in nearly every housing community. Of the Finnish architect, Alvar Aalto, who has included houses for the elderly in every superblock, and allocated them to the relatives of other families living in the same superblock. Of Swedish housing where small groups of homes or apartments for the elderly are frequently located close to local commercial centers of half a dozen shops. These are programs that give scope to design. To the extent such opportunities are provided, the design solution is a natural one, not demanding the forced introduction of extraneous elements.

We may emancipate ourselves to some helpful degree from our cultural imperative to segregate the aged by studying what arrangements for housing and care have been developed in other lands. Reference has earlier been made to dwelling and community design experience. We can profit also from the experiences of different cultures such as Japan, or even lands

like Italy, where grandparents have an honored place in the home. We can also learn from the experience in the Scandinavian countries (especially Denmark), Holland, and Great Britain, in such outstanding design achievements as Solhjem, a home for the aged in Gentofte, Denmark; Walthamstow, in Essex; or the new Howard House, at Bognor, England. What interests us is not design details but the reflection of a defferent philosophy such as the British "open system." It would also be unfair to omit mention altogether of the many excellently designed housing communities for the elderly in the United States, including those of the Upholsterers' International Union at Salhaven, Florida; or Orange Gardens, Kissimmee, Florida. But, again, it is not architectural design as much as the community approach of a labor union or other corporate body that gives it significance.

IV

But if the challenge of research and the development of better housing design promises to bring better designers to undertake such tasks, we cannot ignore another obstacle to good design which is more immediate and, in the opinion of many architects, of equal importance: the conditions of practice. For unless these are also improved, no amount of research will result in good housing.

Earlier it was observed that a substantial literature of rule-of-thumb recommendations on the design of housing for the elderly has been created. The implicit assumption of such literature is that, with such assistance, an ordinary architect without special experience or insight into the matter would be able to design satisfactory housing for the elderly, and with such aids it would be possible for clients to specify the housing they need, and public officials would be able to approve such designs. The basic objective, in other words, is to substitute

handbook knowledge for competence--for the professional skill, experience, and creative ability of a talented architect. This is the wrong direction in which to proceed, and it is not producing housing for the elderly of a very high design standard. As earlier argued, the elderly need a higher standard of design than other people; but they do not need, as is so commonly stated, much in the way of a specialized kind of housing.

Why are projects for the elderly now so poorly designed? Why don't more good architects get these housing jobs?

Let us take a look first at how architects are selected, and then review how they work on the design of housing for the elderly.

Let us acknowledge, and then set aside as of limited significance, the fact that there is actual corruption, especially in public authorities, and apparently especially in New England, in the award of architectural commissions. Architects actually kick-back or pay for jobs. There are places where architectural commissions are awarded by competitive bidding on fees. These practices are illegal, unethical, and condemned by everyone concerned, but they persist and are a direct cause of much bad housing design.

More importantly, there is also abroad a strong popular feeling that can be called anti-design or anti-quality. This has many aspects to it. There is the belief, for example, that good design is not for poor people, or that if it does not actually cost more, it looks as if it does and will lead people to suppose someone is extravagant. The only way to beat back such negative attitudes and poor-mouthing is through education and strong leadership.

In some public housing projects there are conflicts between the local housing authority staff and the members of the authority, in which the architect finds himself in the middle. Frequently, there are swirling currents of planning and politics that pay little heed to the end result in terms of design.

It is not that we do not know how to design housing for the elderly, in other words, but that too many preconceptions, indifference, and a willingness to sacrifice design as less important than other parts of the picture, have prevailed.

Many of the design factors that we have mentioned earlier are faced early in the development of a housing project, before the appearance of the architect. Often when his contract is signed and he faces the job, the architect discovers that the design is frozen not only by the selection of a site and the application of standards that have been provided but by the preconceived ideas that others have had when these earlier decisions were made. There is the further problem that the architect is given a timetable in which any change means delay. The development of design is positively discouraged. The architectural program, which includes the number of units, the height, the arrangement of elevators, and matters of that kind, has laid the foundations for standardized design.

Frequently, a staff architect is engaged by authorities with larger housing programs, and it is assumed that his participation in the early stages of project development gives adequate recognition to the interests of the architect ultimately appointed. This is not the case. Nor is it true that the uncertainty of the project's going ahead is a reason for not appointing an architect, whose engagement can be contingent and whose limited consulting services in the early development stages can be specified and compensated accordingly.

To sum it up, the architect of the project should be the best man possible, and he would make a substantial contribution to the preliminary program stage. He should be paid specifically for his services during this period.

Occasionally, there will be a group of projects that represent a whole phase of a comprehensive housing program in which certain common elements may be resolved successfully

by a consulting architect. But the general rule should be that at the earliest possible stage, as soon as a project has been identified and is known to be the subject of separate design, the architect should be engaged. The specific project is the only key to inspired design.

The selection of architects is frequently confused by extraneous issues, among which probably the most absurd is the requirement that he have done similar work. This involves the same illusion of specialization we cited at the beginning of this section. That a man has designed one bad housing project for the elderly does not qualify him to design another project of the same kind. Nor, on the whole, should much attention be given to extensive experience or the architect's current office staff to execute large-scale projects of the size contemplated, or to his residence in the immediate community where building is to be done. The ability to turn out a set of drawings with exceptional speed is also an exaggerated qualification which usually shows that something is wrong with the project schedule. The only thing that really matters is his professional competence as illustrated by previous work, including designs not executed, and his professional standing as reflected in credentials and recommendations.

When cupidity or stupidity are not involved, what usually blocks the selection of good architects is a strong reluctance of clients and local public bodies to make a positive selection on a qualitative basis. It is this which leads to the introduction of many additional and, on the whole, meaningless qualifications whose purpose is to reduce the number of architects under consideration, or worse, to allow the selection of the wrong man for some plausible reason.

When it is impossible to make a reasonable selection by some direct method, recourse may be had to a competition, or an architectural selection committee or board. These are

also excellent devices to employ to break through routine and inertia and to bring younger men and fresh ideas to the surface.

Once the architect is on the job, he finds that the obstacles to innovation in design are many. We need to be more deliberate in creating incentives to overcome them. It should be possible, for example, after he is engaged, for an architect to offer trial sketches for preliminary approval to local public bodies. Where the FHA tends to penalize the architect for trying something new, and his client is invariably apprehensive that innovation will endanger a favorable review or lead to costly delays, these institutional factors against innovation and among builders and sponsors of projects need to be combatted. The architect finds himself dealing not merely with the local housing authority, in the case of a public project, but with the Public Housing Authority's regional and central office. He has to deal with the planning commission and with zoning authorities, with highway plans and with building and sanitary codes. Together these create a "generalizing" network. Each may seem reasonable to itself. But the decision of each is a stitch in the strait-jacket of housing design.

Together these agencies with their criteria and standards, their obligations expressed in space, cost, materials, management, their particular institutional needs, are cumulatively destructive of housing design. None are concerned with the ultimate housing objective.

Nor do any respond to the specific conditions of site, purpose, and time in which the architect finds positive inspiration and meaning for design. In the exhausting struggle between making the most of the unique opportunity of a particular project, and the gauntlet his design must run, the most enthusiastic architect must find himself wearied.

What could be done to improve matters? Perhaps in the concept of a board of participating agencies, there would be some hope of a device to educate selected men in the regulating agencies, and identify their responsibility for the housing project. The work of such a

board might strengthen, embolden architects and encourage them to innovate. Such a board could advise architects and would possibly represent a group to whom architects could appeal from the arbitrary decisions of individual agencies. We need such experiments.

Possibly the one agency that is likely to have more breadth than any others, the planning commission, might assume some of the role attributed to the board of participating agencies. In Washington, the planning commission has interceded with the municipal authorities when their designers of urban renewal projects have run into difficulties. The local sponsoring agency, of course, should be presumed to have an interest in a high quality of design, and might be expected to go to bat for innovation and to fight arbitrary limitations. But they seldom behave that way, and it might take the appointment of some new official with this particular responsibility to get them into action. Those now on the job want to save money or keep the job on schedule; they have no special interest in the high standard of the end product.

The problems of architectural innovation might also be relieved through experimental projects that could be exempted from "the rules" and allow changes, pioneering, and longer production schedules. If such counter-balancing is to be effective, these projects must be really experimental, not just ways of getting around the status quo. They should be regarded as research projects. The more standardization in housing design, the more experiments are desirable, and it should be possible to set an actual percentage of the number of units in each local program that would be dealt with on their own merits, exempted from the conventional way of doing business.

The improvement of housing standards is another way to make design progress. Performance standards, FHA minimum property regulations, building code reforms, and other

activities might be mentioned in this connection.*

Research in professional practice also offers a means by which better architectural service may be procured, and the architect given greater opportunity and incentive toward progressive design. Case studies of professional service, especially where related to design achievement, would be a useful addition to what is already known. Management studies in architectural offices might offer guidelines that would help architects allocate their time between the various phases of their work so that greater attention would be given design research. Incentives to innovate, such as those found in parts of the business community where research is considered a business expense, can also be explored. The relations of architects to engineers and other professional consultants are frequently a source of friction and waste. These and other questions of professional practice might usefully be explored by the American Institute of Architects.

Nothing would be so salutory, however, as making it clear that a real job has to be done, that those who can contribute to it are badly in demand, and that if they show that they can do it, they will be more than welcome.

Housing for the elderly is not a special kind of housing, but it must be good housing. If it is good for the elderly, it will be good for most small families; and this will have an impact upon housing demand in general, it will affect consumer taste, and it should be translated by the designers into all forms of housing. Research in the design of housing for

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* A good recent review of housing standards was prepared by Clinton H. Cowgill and published in the JOURNAL of the American Institute of Architects in May and July, 1960.

the elderly cannot be too specialized; it should have as one of its most important arguments the desirability of maintaining the general advance of housing design in its application to all forms of housing.

Under present circumstances the type of design progress that has been made by individual architects is probably concentrated in upper-income housing for the elderly, where better architects have been engaged and given the opportunity to explore the problem in a more thorough fashion. A better documentation and evaluation of their efforts would be an effective step in speeding the communication of such findings.

In conclusion, let us consider how we can sharpen the focus of attention in housing design upon the major fundamental question of social policy that might be advanced by design--segregation. Let us consider the design of housing and care as interdependent issues, and resolve them both physically and economically in some progressively changing relationship. And let us concentrate upon the importance of getting good design generally, not upon exotic and frequently unimportant design characteristics in housing for the elderly.

FILE

NEIGHBORS, INC.
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ART & BOOK FESTIVAL JUNE 16, 17, 18

THOUSANDS EXPECTED AT N.I. FAIR

Thousands of Washington area residents and visitors are expected to attend the Fifth Annual Neighbors Art and Book Festival at Coolidge High School, 5th and Sheridan Sts., N.W., from 10 A.M. to 6 P.M. on Saturday, June 17 and Sunday, June 18.

All members of Neighbors, Inc. and their guests are invited to join the exhibiting artists and other dignitaries at the Pre-Opening Reception and sale from 7:30 - 9:30 p.m. Friday, June 16. Attending will be the Festival's three sponsors, Supreme Court Justice Douglas, Herblock, and I.F. Stone. Those attending the reception will have an opportunity to see the Festival and make purchases before the doors open to the general public Saturday morning.

Hundreds of paintings, prints, posters and other original art works will be exhibited at the Festival in what promises to be the highest quality showing by area artists since the Festival's inception. Thousands of books and records, two dance programs, folk singing, a potter's wheel demonstration, a children's program and refreshments will combine to make this year's Festival one the entire family will want to attend.

N.I. ELECTION RESULTS

At neighborhood meetings this spring the following Neighborhood Representatives and Alternates were elected:

Brightwood:	Mercedes Botts	882-7399
	Reggie Holton	RA6-9308
Manor Park:	John Thurber	882-3267
	Virginia Kent	TA9-0137
Shepherd:	Ray Thelwell	829-4045
	Pres Jenkins	726-5926
Takoma	Virginia Mondale	829-6854
	Beverly Sharp	882-4590

They are your representatives and they look forward to hearing from you about any ideas or problems you may have.

At the May 24th Annual Membership meeting, the following were elected to the Board to serve as at-large Directors: Wes Copeland, Ruth Stack, John Thompson and E. Franklin Warner.

(continued on bottom of page 2)

SUMMER ACTIVITIES SCHEDULED AT TAKOMA RECREATION CENTER (PHONE RA3-8222)

TENNIS: Free, expert instruction will be given to 7-17 year olds from 10-11 a.m. Fridays starting June 29th and running for seven sessions. Registration is June 12-16 at the Recreation Center.

SWIMMING: Free swimming lessons for 9-12 year olds will be 9-12 a.m. Monday through Friday. Registration June 12-16 at the Center.

SUNDIAL PROGRAM: A summer program for 3-6 year olds in four two-week sessions beginning June 26th will accept registrations June 14 & 15 at the Center. Information can be obtained by calling Mr. Butler.

BASEBALL LEAGUE: The 12 and under team has already played three games and the 13-15 year old team will start its season with a home game at 4:30 on June 12th. They will be wearing their N.I. uniforms for the first time. Boys interested in playing should contact Mr. Butler at the Center.

SPECIAL EVENTS: Each Wednesday at 3 p.m. throughout the summer a Special Event will be scheduled at the Center, such as a Pie-Eating Contest, Hobo Day, Talent Show, Everbody's Birthday Party, Puppet Show, Scavenger Hunt, Art Contest, and others.

REFRESHMENT COMMITTEE HELP !!

Each year as opening time for the Art and Book Festival nears, I look forward to again working with old and new neighbors. Everyone can help make the Bake Sale a success by baking pies, cakes, cookies, sheet cakes, breads, etc. for Saturday and Sunday, June 17th and 18th. We also need cookies baked for our reception Friday evening.

Ribbons will be given in honor of the 1) most beautiful, 2) most original and 3) most home styled baked goods. Please specify which day you will deliver your item.

This is the perfect thing for all of the "last minute" people who want to make a contribution to the Festival. The longer you wait, the fresher your baked goods will be. Just don't forget, please.

Hot dogs and rolls are urgently needed or check donations to make the purchases. We need workers for Saturday and Sunday. Please call Mrs. Dutchess Margerum, chairman of refreshment committee. (829-4036)

N.C.P.C. TRANSPORTATION HEARING SCHEDULED

The National Capital Planning Commission has scheduled a public hearing for Wednesday, June 14, 1967, at 7 PM, in the State Department West Auditorium, 23rd St., N.W., between C and D Sts., on the transportation aspects of the proposed comprehensive plan for the National Capital. Under discussion will be the proposed rapid transit system, the proposed North Central Freeway, and other major freeway and bridge proposals.

A large attendance of N.I. members is encouraged to demonstrate our interest and concern about those aspects of the proposed comprehensive plan which which adversely affect the Nation's Capital generally, and the N.I. area in particular.

Any person interested in testifying at this hearing who has not by June 12 requested opportunity to testify may, if time permits, be heard. Public testimony of this kind is also encouraged by N.I. members.

As presently proposed, the North Central Freeway will follow, generally, the B & O railroad track alignment through the N.I. area. Many N.I. families will be affected directly by this proposal, or indirectly because of the realignment of Blair Road in the immediate vicinity of the freeway. The lawsuit pending against the construction of the freeway has not yet been scheduled for argument in the Federal District Court. It is unknown at this time when that argument will be scheduled or when a decision may be expected in the case.

AN N.I. WELCOME TO NEW NEIGHBORS

Mr. and Mrs. Frank DeStefano will move into 421 Whittier St. in mid-July from Silver Spring. They bring twin five year olds and 9 and 10 year olds.

Mr. and Mrs. Tom McCallion have moved to 6708 4th Street.

Mr. and Mrs. T. Monroney will move into 516 Cedar Street in August with their four children.

Mr. and Mrs. Larry Kowitch have bought a house at 1323 Hemlock Street.

Mr. and Mrs. Nicolas Smart have moved to 7532 Morningside Drive from Springfield, Va.

Mr. and Mrs. Julius Levine have bought a house on Locust Road.

Mr. and Mrs. Oscar Margulies have moved into the home they built on North Portal Drive.

ELECTION RESULTS (continued from page 1)

Elected to the Nominating Committee were Thelma Lee, Chairman; Bob Skinner, Carolyn Jackson and Naomi Caplan. At its meeting on June 7 the Board chose the following elected Directors to serve on the Nominating Committee: Virginia Mondale, Mercedes Botts, and E. Franklin Warner.

As required by the by-laws, the Executive Committee elected the Personnel Committee at its meeting June 7. The three Director members elected were Paul Berger, Chairman, Joe Hairston, and Ray Thelwell. The non-director members elected are Irving Shulman and Hilda James.

EDUCATION COMMITTEE TESTIFIES ON SCHOOL BOUNDARY CHANGES

At the June 5 hearing held by the Board of Education, Mrs. Barbara Simmons, recently appointed chairman of our education committee, testified on NI's behalf.

Mrs. Simmons opposed the proposed extension of the Deal and Wilson boundaries east of Rock Creek Park along 16th Street, from Eastern Avenue to the tip of the former optional zone. Mrs. Simmons told the Board this miniscule manipulation would not achieve meaningful integration, a policy which Neighbors supports and works to achieve. Mrs. Simmons charged that the proposal would cause socio-economic discrimination. She also attacked the piece-meal approach to integration and called on the Board of Education to do the following:

1. Make a declaration of committment to meaningful integration.
2. Explore all alternatives for achieving such integration.
3. Actually implement plans on a comprehensive basis which would achieve meaningful integration.

SECRETARY AND REAL ESTATE CHAIRMAN APPOINTED

At the Board meeting June 7 the Board approved two appointments proposed by Ed Cogen, N.I. President. Mr. Gregory Swanson was appointed to the office of Secretary, filling the vacancy caused several months ago by the resignation of Marthe Rosenthal.

The Board also approved Mrs. Martha Graham as chairman of the real estate committee. Former chairman Warren Kornberg's resignation was accepted with regret by the Board at the meeting.

Martha has worked on the Housing Information Service for the Takoma area for several months and with Ruth Cogen, Sue Swisher and Karen Wardlaw has shared in the very demanding and vitally important work of the Housing Service. They are looking forward to a reorganization of the Housing Service for more effective action to meet the growing number of people interested in living in the NI area. Anyone with ideas or time to share in showing houses and introducing newcomers to the neighborhood are urged to contact Martha Graham (726-5524).

CONGRATULATIONS

Dr. Marvin Gline has been appointed to an Associate Professorship at Boston University

Mr. Thomas White has been appointed to an Associate Professorship at the University of Virginia Law School.

Mr. Robb Taylor has been named Director of Institutional Research at Temple University, Philadelphia.

VOLUNTEERS FOR ART AND BOOK FESTIVAL needed and appreciated. Setting up, selling, cashiers, taking down. Both brain and muscle work. Call the office, RA 6-3454.

AREA SCHOOL NEWS

Paul: Three Paul students took first place honors in the city-wide Science Fair: Warren Hercules, Michael Lake and James Portray. Cathy DeBoe and Deborah Manning took second places and Carolyn David, Blake Cavanaugh and Jock Barek took third places. Winning Honorable Mentions and Commendations were Craig Thompson, Stephen Calhoun, Harry T. Jones,Jr., Jane Arner, Kevin Thomas, Dale Scott and Kathy DeBoe. In all, 17 Paul students won city-wide recognition in this highly competitive Science Fair.

Rabaut: The ninth graders have given several performances of an original play written by Thomas Collier, a mathematics teacher on the faculty.

Coolidge: Twenty-eight graduating seniors have won scholarships to colleges and universities all over the nation.

TWO COORDINATORS NAMED FOR SCHOOL PLAN

The long range proposal of parent-teachers groups in the NI area to enlist the help of the University of Maryland in developing a comprehensive plan to improve education in our schools has taken a big step forward. Two coordinators have been chosen jointly by the University and by the School Administration. They are the first persons with full-time assignments. Latinee Gullattee has been named coordinator for the secondary schools in the NI area and Mrs. Alice Butler has been appointed elementary school coordinator. Mr. Gullattee is a former English instructor at McKinley High School and lives in the NI area. Mrs. Butler presently teaches sixth grade at Brightwood Elementary School and taught previously at Whittier School.

Both Mrs. Butler and Mr. Gullattee will act as liason between the schools in the area and the University, first in the placement of student teachers and then in other fields.

A small committee is at work drafting an application for funds under Title III of the Elementary and Secondary Education Act that would permit the establishment of an Institute for Educational Development which would become a center for a continuing forum on educational problems in the schools and a means for considering and implementing solutions. The proposal grew out of discussions in NI's Education Committee.

Another consequence of the work of the Education Committee is the program on problems of school desegregation now being conducted every Monday afternoon at Roosevelt High. Funds for the program were obtained from a grant. Nancy Good, wife of former NI President, Robert Good, is due much of the credit for the program. It was an application she developed before leaving for Zambia which gave the School Administration the impetus for obtaining funds for the seminars.

THANKS TO OUR NEWSLETTER HELPERS

We are fortunate to have volunteer help to put out the newsletter. Assisting on the May issue were Rebecca Crane and Betty Peer and the following members of Girl Scout Cadette Troupe 1370: Edna Roscoe, Gail Saxton, Sandra Livingston, Theresa Stewart, Michelle Ashton, [illegible]

FATE OF SUMMER ENRICHMENT PROGRAM IN N.I. AREA UNCERTAIN

In the Fall of 1966 the city of Washington was divided into 20 area, each with a Planning Council to plan summer recreation programs for area youths. Mrs. Barbara Simmons and Mr. Leroy Price, Chairman and Co-chairman for Area I, of which N.I. is a part, worked very hard, along with 45 members of the steering committee, to produce a good program for our area. As of now, Area I is one of 8 areas which will receive no funds to implement this program.

D.C. asked Congress for three million dollars to run the programs in all 20 areas. The House recommended and passed a portion of the requested sum but the Senate sub-committee, which is chaired by Senator Robert Byrd of West Virginia, granted no funds for the D.C. Summer Enrichment Program. Instead, his committee approved President Johnson's request for $75 million to run summer programs, (among other things), for the whole country. Of this money, D.C. will probably receive close to the requested three million. However, all of this money will be routed through O.E.O. and U.P.O. These agencies have poverty criteria and in D.C. there are 12 poverty and 8 non-poverty areas. Area I is classed a non-poverty area as it does not contain significant concentrations of poverty--e.g. family of four earning less than $3,000 yearly.

Through the actions of Senator Byrd's committee, thousands of children will be denied a good summer program. At best we feel let down and at most, cheated and deceived.

TAKOMA SWIM TEAM ORGANIZES

All persons with children 18 years old and younger who are interested in joining the Takoma Swim Club may call Bill Peer (223-1440 or 726-1047) for further information.

The club swims competitively against other teams in the area. It uses the Takoma Pool, 4th and Van Buren Sts., N.W., as its home pool. Competition is by age bracket.

No experience is necessary and instructional lessons will be provided.

ADS CLASSIFIED

ART and SEWING CLASSES - all ages. For registration call Mrs. Dutchess Margerum (829-4036) Shepherd area.

PIANO LESSONS--Modern enjoyable methods for ages 8 to 80. Certified teacher. Groups of 4 or private. Phone Mrs. Ross 829-2511.

HELP FOR ISRAEL - Anyone wishing to contribute money for Israel please contact Naomi Caplan or send contributions. 1210 Geranium St. TA 9- 0298

TAKOMA POOL OPENING DELAYED

Although the city-wide date for pool opening is June 16 the Takoma pool will be delayed. A new filtering system is being installed and the twenty-year old pipes are being replaced, though it was originally hoped they could be repaired. Recreation Department officials cannot say when the pool will be ready.

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The Fifth Annual Neighbors Art and Book Festival will be the biggest and the best to date. Highlights will include:

PROFESSIONAL ART SHOW

A professional art show featuring the works of the area's most talented artists. The show will be somewhat smaller this year, but chairman Hope Applebaum promises the highest quality art show in the Festival's history.

SATURDAY & SUNDAY
JUNE 17 & 18
DON'T MISS IT !

WORKS BY HERBLOCK

The Festival is fortunate this year in being able to offer a limited number of cartoons of the Washington Post's Herblock, who is also serving as a sponsor. He will be available to personally autograph prints at the Friday evening reception.

CRAFTS

A wide variety of crafts will be available from some 20 professionals who will set up booths and tables at this year's Festival. Included will be pottery, ceramics, jewelry, African crafts, Scandinavian rugmaking, weaving, fabric prints, and sculpture, reports chairman Lynn Harvey.

NON-PROFESSIONAL ART SHOW

The non-professional art show will offer a wide array of fine works attractively exhibited. Chairman Mary Jacobs anticipates a showing of several hundred quality works. In addition, the Festival will offer many posters, prints, woodcuts and other original works.

BOOKS

An estimated 11,000 books will be available for purchase, including a few rare finds. There will be some sets of encyclopedia and several new editions of LaRousse's Encyclopedia of Mythology.

RECORDS

Chairman Sue Swisher has come up with some unusual records, including 175 albums of 78 rpm classics and 250 LP pops records dating back to the 1930's and 40's. These include some Pearl Bailey, Ink Spots and Frank Sinatra oldies.

CHILDREN'S ART SHOW

Prize-winning art work by students at a dozen Nrothwest schools will be exhibited. The children's work will be the only art at the Festival not available for purchase.

MOVIES & FOLK SONGS

The young fry will be able to sing along with folk singer Jackie Marlin from 1 PM to 3 PM on Sunday. The movies, scheduled from 10:30 AM to 2:30 PM Saturday, include Mickey Rooney in "Huckleberry Finn," and Walt Disney's "The Hound That Thought he was a Racoon." Also showing will be "Madeline" and "Rumplestiltskin."

DANCE PROGRAMS

Program chairman Naomi Caplan has come up with two outstanding dance features. The African Cultural Drummers and Dancers will perform at 3 PM Saturday, and the Erika Thimey Modern Dance Troupe will be on stage at 3 PM Sunday.

clip and bring to Festival

- - - - - - - - - - - - - - -

GOOD FOR ONE FREE RIDE
for a child accompanied
by his parent

neighbors, inc. art & book festival

saturday - june 17
sunday - june 18
10 am - 6 pm

coolidge high school
fifth & sheridan nw

records

- 78 & lps
- collectors' items

art exhibit & sale

- paintings
- prints
- posters
- sculpture
- ceramics
- textiles

books

- thousands
- new and used
- rare finds

- childrens' art show
- outdoor carnival
- refreshments
- bake sale
- roving folk singer
- movies
- potters at the wheel

african cultural drummers & dancers	sat. 3 p.m.
erika thimey dance troupe	sun. 3 p.m.

neighbor's inc fifth annual art & book festival neighbor's inc fifth annual art & book festival neighbor's inc fifth annual art & book fe

Neighbors, Inc
6400 Georgia Ave NW
Washington, D C

Non-Profit ORG.
Washington, D. C.
U. S. Postage PAID
Permit No. 41781

Mr. Moreland Griffith Smith
Southern Regional Council, Inc.
5 Forsyth St., N. W.
Atlanta, Georgia 30303

Neighbors' INK

6400 GEORGIA AVENUE, N.W. • WASHINGTON, D. C. 20012 • (202) RAndolph 6-3454

EDITOR THE NEWSLETTER OF NEIGHBORS, INC. (NORTH WASHINGTON NEIGHBORS, INC.)
Robert Wood 726-6238 February, 1968 Vol. 10, No. 1

BIG PUSH ON SCHOOL ISSUES

TOTAL MEMBERSHIP TO ACT MONDAY

Special notices have been sent to all members of Neighbors, Inc. urging them to attend the General Membership Meeting scheduled for Monday, February 19th at 8:30 P.M. The meeting will be held at the Albright Memorial EUB Church, 4th and Rittenhouse Sts. N.W. (use 4th Street entrance.)

The membership will be asked to adopt a policy in regard to the school boundary issue at the special meeting.

COME TO THE CABARET!

Live music and entertainment, door prizes and other goodies will be among the highlights of Neighbors, Inc. first annual Washington's Birthday Cabaret - Dance, Saturday evening, February 24th from 9 P.M. - 1 A.M.

The informal, BYOL affair will be held at the Agudath Achim Synagogue, 6343 13th Street N.W.

Tickets for the festive ocassion are still available from the Chairman of the Ticket Committee, Mrs. Sylvia Schlitt, call 291-5974. Tickets are $7 per couple or $28 for a table of eight - $35 for a table of ten.

JUNIOR NEIGHBORS GO INTO BUSINESS - FOR US!

Junior Neighbors has recently formed a job agency from among their own membership to take on odd jobs around the area such as yard work, window washing, and B-a-b-y S-i-t-t-i-n-g!

Chairman for this new, special feature program of our junior members is Beverly White. If you wish to hire a junior neighbor on the weekend, or during the evening just call 882-1496. There are over twenty eager high school students waiting by the phone.....

Why not call right now?

NI MOVES ON SCHOOL DESIGN, BOUNDARY PROBLEMS

Committees of sub-committees of the Education Committee; committees of the whole and other interested NI members have moved many local concerns over school problems into general community view recently.

The effect of all this energy and work has been to get concrete results in areas affecting citizens throughout the entire community.

Worried over the design of new schools scheduled for construction in the neighborhood, Neighbors brought this concern to the total Washington community at a meeting held at Friendship House on February 1st.

An Ad Hoc Coalition of concerned parents and citizens was formed at this meeting. The Coalition send a petition to the School Board asking for a special meeting prior to the 14th of February and the beginning of construction at the Tubman Elementary School.

Many meetings and maneuverings later, the meeting with the school board still was not a reality, but at press time it was announced that the Superintendent of Schools had held up construction of the Tubman School at least until after the regularly scheduled meeting of the board of education on February 21st.

NI and the Ad Hoc Coalition count this as a partial, but significant victory in the push for citizen participation in decision making events effecting the future of our children in the public schools.

Other, furious work by the NI Education Committee in recent weeks has centered around the school boundary controversy, with special meetings with citizens West of the Park, special study groups, and subcommittees of the Education Committee meeting almost daily.

The results of all this effort by many dedicated NI members will be presented to all members of NI at a special General Membership Meeting, Monday, February 19th.

HAVE SOME TIME FOR VOLUNTEER OFFICE WORK WITH NEIGHBORS?

IF SO, GIVE ED HOLLANDER A CALL AT 726-3454.

COMMUNITY CALENDAR

FEBRUARY 19 - Special NI membership meeting on school boundary changes, details on page 1

FEBRUARY 22 - Neighborhood Services Committee meeting, at home of chairman, Mrs. Carol Rende, 502 Dahlia St. N.W. Will take up consolidation of police precincts and other matters

FEBRUARY 24 - NI's Washington's Birthday Cabaret-Dance, details on page 1

FEBRUARY 27 - Mrs. Anita Ford Allen, Vice President of the D.C. Board of Education, will speak on the Passow Report at Paul Junior High, 8th & Oglethorpe Sts. N.W., 8 PM. Mrs. Allen will speak in particular on how the Report will affect junior highs. There will be an opportunity for questions from the audience. The meeting is sponsored by the Paul Home & School Association. For further information call Mrs. Averill, 723-2765.

FEBRUARY 29 - White Elephant sale for children, by children at Shepherd School, 14th & Kalmia Rd. N.W., 3 - 4:30 PM. On sale will be toys, games, cookies, books - no item over $1. Proceeds go to Shepherd's "partner school" Birney Elementary in the southeast. For further information call Mrs. Jacobs, 829-3767.

FEBRUARY 29 - Vietnam debate sponsored by the Takoma Park-Silver Spring Community Forum on Vietnam, at Montgomery Blair High School. Speakers will be I.F. Stone, writer and political analyst; and Stephen J. Ledogar, Foreign Service office at Vietnam Desk of the State Department who spent 2 years in Vietnam. Question and answer period. Further information from Mrs. Bruton, 589-0614.

MARCH 1 - Start the month off right at the NI Open House hosted by Karen and Barry Wardlaw. A wonderful time to meet new and old neighbors. Coffee and cookies will be provided; bring your own other refreshments. From 9 PM.

MARCH 13 - NI Board meeting, 8:30, place to be announced, or call NI office for location

MARCH 22 and 23 - Neighborhood voter registration, details on page 3

GENERAL - The Senior Citizens of the Washington Ethical Society are inviting all interested persons to visit and join their monthly activities. Open to all, the non-religious programs are held at 7750 16th St. (corner Kalmia Rd.). For further information call Mrs. Ross 882-6650

TITLE III PROGRAM APPROVED BY BOARD OF ED.

At the December 20 meeting of the Board of Education the Board approved the submission of the "University of Maryland Plan" to the U.S. Office of Education for funding under Title III of the Elementary and Secondary Education Act. The application seeks $100,000 to create an Institute for Educational Development covering seven schools in the NI area. The Institute would expand the staff development program already in operation, would explore the possibility of an interim decentralized organization of the program and would conduct a number of programs to improve the education in the schools and to increase the participation of the community in the schools. It will probably be several months before the Office of Education announces its decision on the application.

MANNING WRITES NI PRESIDENT COGEN

In response to a letter from NI President Ed Cogen, in which he thanked Supt. Manning for presenting the Title III program to the Bd. of Ed. and assured him that NI was going to continue its efforts to improve the schools, Manning wrote Cogen urging NI to "do all in your power to help the schools in your community. The new Superintendent said such effort by citizens is much appreciated.

WIN REVIEW OF TAKOMA SCHOOL PLANS

Neighbors, Inc. and the Takoma PTA have succeeded in having school officials continue the delay of the construction of the "new" Takoma school and won the right to review the building plans and have them studied by private architects. The two groups have now gotten the plans and have started their study.

This latest development in our protest over the proposed "egg crate" school came about after a meeting on January 17 between Deputy Superintendent Benjamin J. Henley and Mrs. Barbara Simmons, chairman of NI's Education Committee, and Mrs. Marlene Maier, President of Takoma PTA, and others.

YOUR NEIGHBORS IN THE NEWS

ROY LITTLEJOHN was recently appointed Executive Director of MICCO - Model Inner City Community Organization, the citizens organization working in the Shaw urban renewal area.

WALTER BROWN and ALDONA JONES, third graders at the Brightwood School, were featured in a large photo in the Post. In the background was a large Valentine mural on which each member of the class had painted a self-portrait.

FLASHING LIGHTS FOR 13th & PEABODY

The Washington Star's "Action Line" reported recently that the Highway Dept. has approved the installation of flashing yellow lights on 13th St. N.W., one set near Peabody St., and the other near Rittenhouse St. This will help children cross heavily-traveled 13th St. on their way to Nativity School.

BOWLING TEAMS AT TAKOMA REC CENTER

The Takoma Recreation Center is organizing bowling teams for ages 10-18 for bowling on Saturdays at the Riggs Plaza Bowling Lanes, Eastern Ave. & Riggs Rd. There is a 75¢ registration fee which includes membership in the National Youth Bowling Association.

Ages 13-18 bowl three games each Saturday for a cost of $1.30 per person which includes shoe rental. Ages 12 yrs. and younger bowl two games for 80¢. Each person provides his own transportation to Riggs Plaza and should be there by 12:15 (or by 12 noon if you haven't registered in advance). Registration can be done at the Takoma Rec Center or at any playground in Region B. For further information call Mr. Butler, RA 3-8222.

VOLUNTEERS BEING ORGANIZED AT PAUL JR. HIGH

Volunteers are being organized to do clerical work at Paul Jr. High. This is a good chance to do a much needed service and to get acquainted with our junior high - even if you have no children there now. No special skills are needed. If you can offer a few hours a month please call Mrs. Radloff, 291-4935, or send her a post card at 1425 Juniper Street, N.W.

CLASSIFIED ADS

MUSIC READINESS GROUPS for 6-9 year olds. An instruction to rhythm, pitch and other basic music elements, through games, rhythm instruments, improvisation and the use of a floor music staff. For information call Mrs. Naomi Gluck, 363-9370.

CARPET & UPHOLSTERY DULL? Brighten them the flower-fresh cleaning way. DURACLEAN A-1 SERVICES. Call today - 544-4114. Central Charge accepted.

PRIVATE ART LESSONS for children and adults. Experienced European instructor. Phone 829-6817

PIANO INSTRUCTION - Combined technique and theory from experienced teacher in NI area. Private lessons $16 per month. Call 882-6742

QUALIFIED SECRETARY FOR AREA CHURCH - Trinity Episcopal Church is seeking a secretary, need not be a member of the church, 6 hrs a day, 30 hr week. Apply at church office Piney Branch Rd. & Dahlia St. N.W., 9:30 - 5, or call RA 6-7036.

REGISTER NOW

YOU MUST REGISTER THIS YEAR IN ORDER TO VOTE THIS YEAR. The District does not have pernament voter registration. That means that even if you registered and voted in 1964 you must register again this year to be able to vote this year.

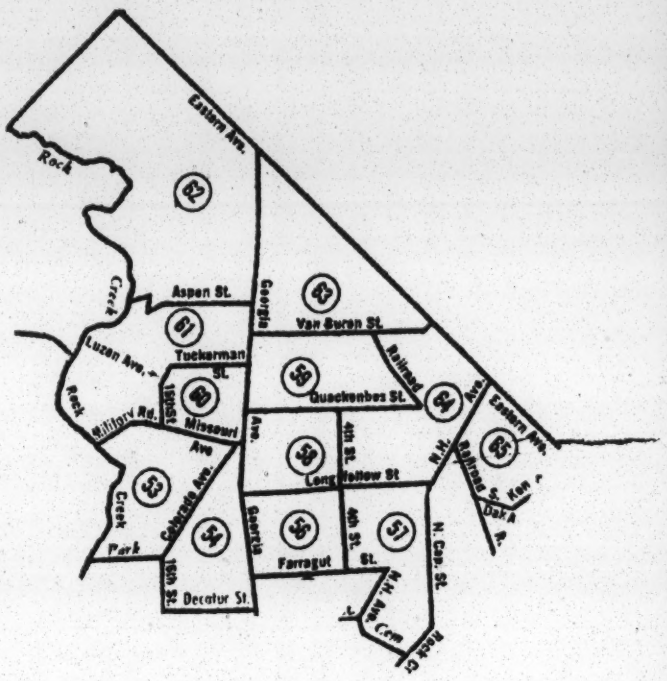
WHEN & WHERE TO RECISTER:

DOWNTOWN - 8:30 AM - 6 PM Mon. to Fri.
District Building, Room 8
14th & E Streets, N.W.
until March 23

IN YOUR NEIGHBORHOOD -

Friday, March 22 5 PM - 9 PM
Saturday, March 23 9 AM - 9 PM

PRECINCT REGISTRATION CENTERS IN NI AREA:



53. Brightwood School, 13th and Nicholson Sts. N.W.

54. West School, Farragut St. N.W. between 13th and 14th Sts.

56. Truesdell School, 8th and Ingraham Sts. N.W.

57. Rudolph School, 2nd and Hamilton Sts. N.W.

58. Paul Junior High School, 8th and Oglethorpe Sts. N.W.

59. Coolidge High School, 5th and Tuckerman Sts. N.W.

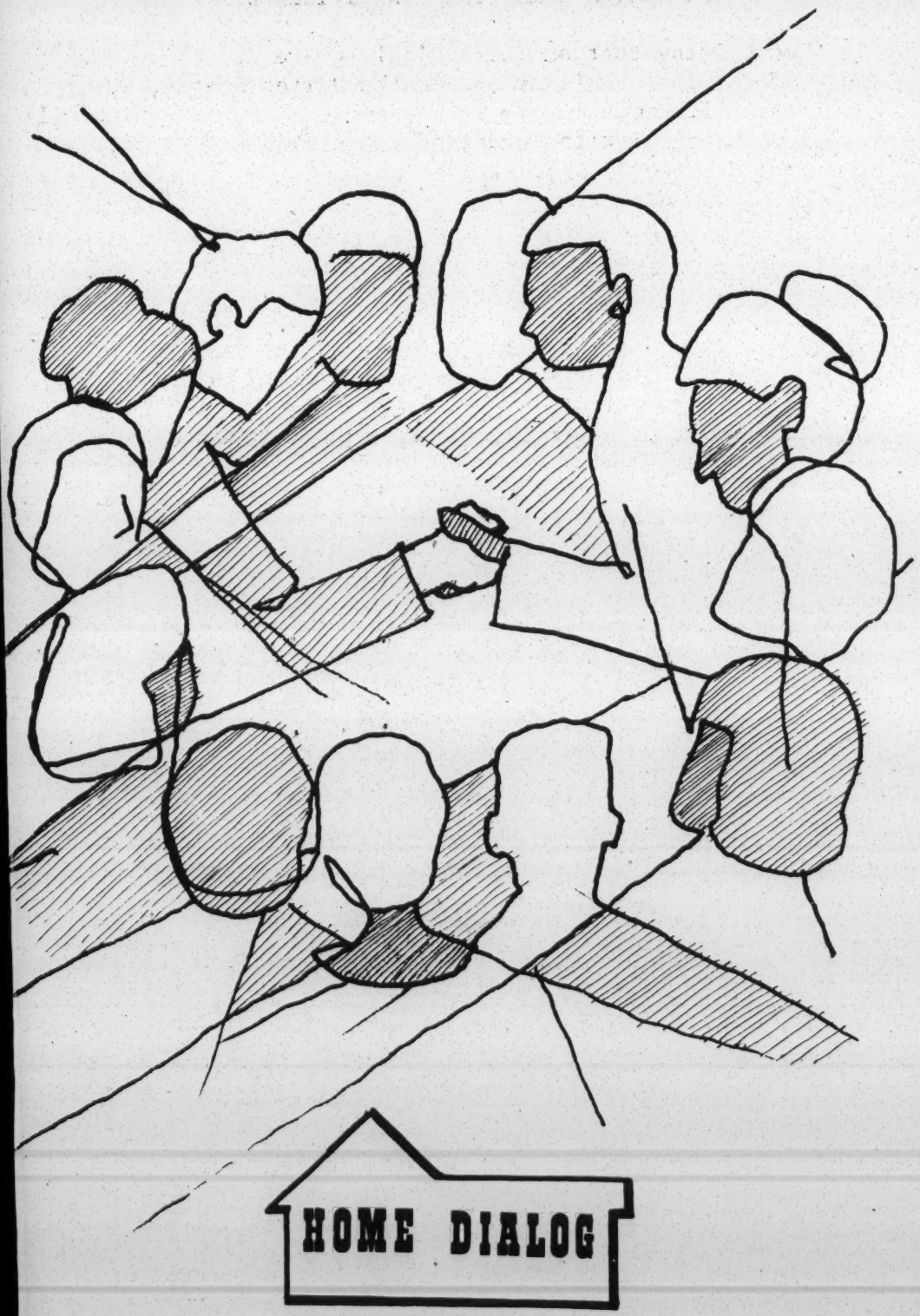
60. Nativity Catholic School, Georgia Ave. and Peabody St. N.W.

61. Fort Stevens Recreation Center, 13th and Van Buren Sts. N.W.

62. Shepherd School, 14th St. & Kalmia RdNW

63. Takoma School, Piney Br. Rd. & DahliaNW

64. Rabaut Junior High School, Peabody St. and North Dakota Ave. N.W.


HOME DIALOG

METROPOLITAN COMMITTEE FOR CITIZEN DIALOGUE

Recognizing that an increasingly grave crisis exists among racial and ethnic groups in the United States, we of the metropolitan Washington area propose a program which will create opportunities for meaningful dialogue across racial, ethnic, and economic lines--aimed at reducing tensions caused by lack of communication.

----Statement of Purpose, Ad Hoc Committee for Citizen Dialogue, January 8, 1968.

STEP NUMBER ONE: A PROGRAM OF HOME DIALOG

Q. What is the HOME DIALOG program now being initiated in the Washington area?

A. HOME DIALOG is the first in a series of programs aimed at increasing the quality of interracial communication.

HOME DIALOG can be arranged for individuals or groups, and may take place in your own locality, or in another locality within the metropolitan area.

Q. Who sponsors HOME DIALOG?

A. A group of concerned citizens--all volunteer--who are persuaded that concerted effort is vitally needed NOW to develop person-to-person communication in greater depth especially among Negroes and whites.

Although not directly affiliated with any religious, civic or social organization, HOME DIALOG has the cooperation of religious and community groups.

Q. Who may participate in HOME DIALOG?

A. Anyone interested in the problem of race relations or in becoming racially mature is invited and encouraged to participate.

Commitment to participate means the courtesy of keeping your reservation for the HOME DIALOG for which you are scheduled. No reciprocity is expected on your part as this is an educational venture and not a social visit.

Long experience has shown that more people are willing to host than to visit another home. Therefore, in order to facilitate arrangements, recruitment will emphasize only two categories of participants: 1) persons willing to visit and 2) persons willing to host <u>or</u> visit.

Opportunity to join a CONTINUING DIALOG group will be offered as the demand requires.

HOME DIALOG may be arranged for youth groups of junior high school age on up. Youth groups need adult sponsorship. There is no upper age limit.

Q. Is HOME DIALOG a totally new program?
A. Programs similar to HOME DIALOG are now in operation in a number of cities across the country. HOME DIALOG is an outgrowth of the Educational Home Visit Program sponsored in the area by the Interreligious Committee on Race Relations from 1962 to 1965.

Q. Why should I as a Negro participate in HOME DIALOG?
A. Your participation is vital because you are needed as an educator on what it means to be a minority member of the community. By sharing your feelings, experiences and ideas, you offer a deeper insight that leads others toward fuller commitment to work for improved opportunities in education, employment and housing for all. Negro participants are critically needed for HOME DIALOG.

Q. Why should I as a white person participate in HOME DIALOG?
A. The present racial tension which has in some areas reached crisis proportion, indicates that all of us need to grow in our understanding of one another. Whites, in particular, need to have first hand information from Negroes in order to give in-depth answers to questions about demonstrations and riots, about non-violence and civil disobedience and other pressing issues of our day.

Q. How would you describe HOME DIALOG?
A. HOME DIALOG begins with participants coming to a previously designated church or public building for a brief orientation at 2:00 P.M. on the First Sunday of the month. Six to ten people are assigned to go to the home of a host family and are given an escort. The escort accompanies each group to make introductions and to insure that HOME DIALOG is a meaningful experience for all. The discussion of from one to two hours usually ends with coffee.

****

TURN THE PAGE FOR YOUR HOME DIALOG COMMITMENT FORM

COMMITMENT FORM FOR HOME DIALOG

Reproduce exactly or tear off and mail to Hugh L. Brown, 201 Whittier St., N. W., Washington, D. C. 20012

Date requested for Home Dialog: First Sunday of _____
(mo.) (year)

Total number of persons for whom Home Dialog arrangements are to be made: [ ] IMPORTANT: Attach to this form names of all participants. List each name under one of the two following categories: 1) wish to visit OR 2) willing to host or visit as needed. If mixed group, please indicate racial/ethnic background for each person.

Your name _____
Mr. Mrs. Miss First Initial Last

Address _____ Zip _____ Bus. Phone _____
Home Phone _____

Organization you represent, if any _____

Please check or circle whatever applies generally to yourself and/or the group:

Married___ Single___ Both___ College___ High School___ Both___

Age: 12-16 17-21 30 40 50 60 plus

Racial or Ethnic background _____

(above information needed for formation of discussion groups)

For further information contact:

Mr. & Mrs. John Pate 649-3910 or Mrs. Kay Watson 546-0641 or Miss Frances Appich 525-7143

****

In order to be processed for the First Sunday of the month, HOME DIALOG commitment forms must be received by the 15th of the preceding month. Mail to:

Hugh L. Brown
201 Whittier Street, N. W.
Washington, D. C. 20012

You may expect notification of your HOME DIALOG arrangements within a few days after the 15th of the month.

Your Ad Hoc Committee for Citizen Dialogue:

Bro. John Brady, CSV
Hugh L. Brown
Miss Susan Cooney
Miss Mary E. Houston
Miss Constance Howell
Mrs. Cynthia Mitchell
Mrs. Claryce Nelson
Mrs. Freda Oben
Mrs. Teresa B. Posey
Edward R. Quick
David Tilghman
Donald L. Watson, Chairman pro tem

Neighbors' INK

THE NEWSLETTER OF NEIGHBORS, INC.
(NORTH WASHINGTON NEIGHBORS, INC.)

EDITOR Robert A. Wood 726-6238

6400 GEORGIA AVENUE, N.W. · WASHINGTON, D. C. 20012 · (202) RAndolph 6-3454

MARCH, 1968 Vol. 10, No. 3

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SCHOOL ISSUES ACTIVE

TAKOMA REPLACEMENT - With the Board of Education set to act on the final plans for the Takoma Elementary School replacement on April 17, the Takoma PTA and the Neighbors, Inc. Education Committee have been continuing their campaign to have the proposed building design scrapped, and to have new plans drawn for the building. The City Council, at its March meeting, adopted a resolution asking the Board of Education to delay the Takoma plans and invited the Board to meet to consider changes, especially in regard to the District Government's role in school design, site selection and construction. The Council took the action after hearing testimony from Daniel Safran, Legislative Chairman of the Takoma PTA; Edward S. Hollander, Executive Director of Neighbors; Mrs. Barbara Simmons, who spoke on behalf of the Ad Hoc Coalition on School Design and Site Selection, and others. The Board of Education, meeting the following day, turned down the Council's request for a delay in the Takoma plans. An impressive showing was made at the Council meeting by the 150 Takoma parents who attended the meeting in support of a modern, flexible design for the new school.

NI ELECTIONS TO BE HELD MAY 22 AT ANNUAL MEMBERSHIP MEETING

The annual May general membership meeting of Neighbors, Inc. will be held on Wednesday, May 22. The place and additional details will be in the next newsletter. The positions to be filled are the 4 officers, 6 Director/Chairmen members to the Board of Directors, and 4 members to the Nominating Committee. The current Nominating Committee will prepare a slate of candidates for the officer and Director/Chairmen positions, but nominations will also be accepted from the floor if the nominee has agreed to run.

Anyone who would like to suggest names to the Nominating Committee of possible officers or Director/Chairmen, should call Mrs. Thelma Lee, chairman of the Nominating Committee, 882-1867. At the meeting, the positions on the Nominating Committee will be filled solely from nominations from the floor.

CORRECTION, BRIGHTWOOD PLAYGROUND

Mrs. Sylvia Samenow, Principal of Brightwood Elementary School, has written to advise us that the Brightwood playground is open all during the year. A story in the March INK erroneously gave the impression that it is open only during the summer.

WE MOURN DR. KING'S DEATH

NI CALLS FOR LEGISLATIVE PROGRAM TO CORRECT URBAN ILLS, ENDORSES POOR PEOPLES CAMPAIGN; TELEGRAM TO MRS. KING

Neighbors, Inc. and all of its members mourn the assassination of Dr. Martin Luther King. NI President Edward S. Cogen wired Mrs. King that we grieve her husband's death and that "we now rededicate ourselves in the years ahead to make his dream come true." The NI office was closed on the day of Dr. King's funeral.

In response to the civil disorders that took place in Washington following the assassination, many Neighbors members were active during that weekend collecting food and other supplies needed by persons in the disrupted areas. The NI Board at its meeting on April 10th, endorsed the Poor People's Campaign, which Dr. King was to have led, and appointed Mrs. Ruth Pearl to serve as liaison for NI with the Campaign. Everyone interested in working with Mrs. Pearl on NI's support for the campaign, should call her at 723-1507.

MASSIVE LEGISLATIVE PROGRAM

Even as the smoke from the many fires hung over the city, NI issued a statement to its membership, urging Congress to respond constructively and meaningfully to the crisis in the nation's cities. The flyer asked NI members to srite and phone their friends asking them to write their Congressmen and Senators in support of a massive and adequately funded legislative program. The NI statement said, "You can be sure the conservative backlash will make itself heard, but the voices of reason and justice must be much louder!"

As minimun steps, NI called for the prompt passage of a civil rights bill with a strong fair housing section, and massive appropriations for the poverty program, increased manpower programs, increased aid to education and an expanded welfare program, as well as additional social welfare legislation with sufficient funds to meet the needs.

The response from the membership to the NI statement has been good; many members have written and phoned out-of-town friends; all members are urged to. The major meaningful response, not just to Dr. King's death, but to the problems of poverty and race, must come from Congress.

COMMUNITY CALENDAR

APRIL 20 - Art Auction of the National Capital Area Civil Liberties Union, 2-6 PM, Ethical Society, 16th St & Kalmia Rd N.W., proceeds to finance NCACLU's Legal Defense and Education Fund.

APRIL 20 - OPEN HOUSE, Ruth & Benjamin Bostic, 1306 Holly St N.W. 9 PM. A sociable evening with friends and neighbors, BYOL.

APRIL 27 - Panel Discussion on Teacher Training - Problems and Solutions, sponsored by Area 2B PTA Council, Trinity Episcopal Church, Piney Branch Rd & Dahlia Sts N.W., 9 - 11:30 AM. Public invited.

MAY 3 - OPEN HOUSE, Vera & Wes Copeland, 6814 9th St N.W. 9 PM. Another chance to visit socially with friends and new and old neighbors. BYOL.

MAY 5 - D.C. Youth Symphony Orchestra concert 3:30 PM, Coolidge Auditorium. Further information, Mr. Earle Jones, TU 2-8020.

MAY 8 - Neighbors, Inc. Board meeting, 8:30 PM, call office for location.

MAY 8 - Voter Registration re-opens

MAY 22 - Annual general membership meeting, place to be announced.

APRIL 29, May 4, MAY 6 - 7th Annual Bach Festival by National Oratorio Society, series of three different programs.

April 29 - 8:30 PM, Arena Stage
May 4 - 8:30 PM, Trinity Theatre, 36th & O Sts. N.W.
May 6 - 8:30 PM, Arena Stage

Series tickets $7.50; single performance tickets $3.00; student tickets $1.50; further information Mrs. Cogen, 882-5168

NI OPPOSSES LIQUOR LICENSE FOR 128 KENNEDY STREET LOCATION

The Board of Neighbors, Inc. voted to oppose an application for a class "C" retail liquor license made by Northwest Gardens Investment Corp. The license was requested for 128-130 Kennedy St N.W. for a proposed ballroom. In testimony at the public hearing held on the application by the Alcoholic Beverage Control Board, Mrs. Carol Rende, Chairman of NI's Neighborhood Services Committee, cited the opposition of residents in the nearby area and their fears that a parking problem would be created. The stated plan of Northwest Gardens Investment Corp. was to operate a ballroom and allow the group renting it to bring their own liquor, but, because the ABC regulations do not provide for this kind of facility, the Corporation was obligated to apply for a class "C" licence which permits the sale of liquor for on-premises consumption. In her statement,

(continued in next column)

ART AND BOOK FESTIVAL COMMITTEE CHAIRMEN NAMED

Mrs. Maija Hay, general chairman of the Art and Book Festival, reports that plans are well under way for the 1968 Festival which will be held June 21, 22 and 23 at Coolidge High School. More people are needed to work on the various committees. Suggestions and ideas will be appreciated, and anyone interested in working in any capacity should contact the committee chairman, or Mrs. Hay.

CHAIRMAN - Mrs. Maija Hay 882-2910
CHILDREN'S Art - Mrs. Peachy Murray,882-4010
FOOD & REFRESHMENTS - Mrs. Elma Denham, 723-5652
CAKE SALES - Mrs. Thelma Lee, 882-1867
BOOKS - Mrs. Alice Mark, 291-7485
PROFESSIONAL ART - Mrs. Ethylyn DeStefano, 882-4553
NON-PROFESSIONAL ART - Mrs Elinor Maroney, 882-3424
OUTSIDE ACTIVITIES - Isham Baker, 882-8607
PROGRAM - Mrs. Charlotte Kowitch,882-2534
CRAFTS - Mrs Sally Brown, 723-3320
PUBLICITY - John Elder, 723-3292
TREASURER - Les Ellis, 726-6251
RECEPTION - Mrs Janet Feldman, 723-1790
NI INFORMATION - Mrs. Diana Engel, 726-1320
PHYSICAL ARRANGEMENTS - Bob Murray, 882-4010
POSTER SALES - John Martinson, 829-1084

FOLDING CHAIRS & TABLES NEEDED BY FOOD COMMITTEE

The food and refreshments committee of the Art and Book Festival will need folding tables and benches and chairs. An expanded food program is being planned for this year, including lunches and suppers and a greater variety of refreshments available for sale. To hold all these goodies, the committee is seeking aluminum tables, card tables and folding benches and chairs and would like to arrange for them now. If you're interested in helping, or can lend a table, call Mrs. Denham, 723-5652.

LIQUOR LICENSE (continued from column 1)
Mrs. Rende pointed out to the Board that once a class "C" license is granted, the Corporation could operate any kind of establishment and would not be restricted to their stated intention of having a ballroom which would be rented out to clubs and organizations for their private use.

URGES REVISION OF ABC BOARD PROCEDURES

Neighbors, Inc. solicited and received a written statement from the Corporation regarding the planned method of operation. Mrs. Rende submitted a copy of the statement to the ABC Board so that, in the event the license is granted, there will be a written record of the Corporation's stated intentions which can be reviewed when the license comes up for renewal. Mrs. Rende urged the ABC Board to revise its current procedures, under which transcripts of the public hearings are typed only if the case goes to court. She pointed out that the transcripts of public hearing held by both the Zoning Commission and the Board of Zoning Adjustment are typed in all cases and are available to the public.

NI AREA 2B PTA COUNCIL PASSOW STUDY GROUP SUBMITS RECOMMENDATIONS

A Study Group on the Passow Report on D.C. schools sponsored jointly by Neighbors, Inc. and the Area 2B PTA Council has submitted 25 recommendations to the Board of Education, and to the Executive Study Group and the Community Council on the Passow Report. The NI-2B Council gave one of its recommendations top-priority status, a proposal for an in-service teacher training program.

Mrs. Charlotte Kowitch, chairman of the Study Group, testified before the April Board of Education meeting, giving particular emphasis to the in-service training program. She said to the Board that the Study Group pulled together the recommendations scattered throughout the Passow Report and developed them into a single, comprehensive program. Of all the recommendations, the Study Group feels the in-service training program has the greatest potential for improving the quality of education in District schools.

The Study Group also submitted a proposal for a twelve month school year, divided into four quarters. The Study Group cited curriculum flexibility as well as better use of teachers and buildings as advantages of a four quarter system.

Among its many recommendations, the Study Group endorsed Dr. Passow's suggestions for pre-school education, but strongly urged that high quality be maintained in such classes so that the present inadequacies of the school system are not extended downward into the early years.

The Study Group has been meeting frequently since November and its membership includes representatives of the PTA's and Home & School Associations from the 12 schools in the NI-2B Council area. The Study Group made its recommendations on its own behalf, the recommendations have not been approved or disapproved by any of the organizations in the Group. The Group is continuing to meet and expects to submit a second set of recommendations in April or May.

AGAINST JUNIOR NEIGHBORS, LADIES WIN 11-10, MEN LOSE CLOSE GAME

Who would have thought that a basketball team of Neighbors, Inc. ladies - and all of them mothers, could have beaten the Jr. Neighbors team of healthy, active high school girls? Well, the NI ladies did it, in a closely-fought 11-10 victory. Happy in the flush of victory, the ladies all proudly admitted to being over 30. High scorer for the NI women's team was Peachy Murray; team members were Ethylyn DeStefano, team captain; Sally Peer, Barbara Simmons, Carol Rende, Elma Denham, Ruth Beane.

Although the NI men's team led going into the 4th quarter, youth prevailed as the Junior Neighbors team sunk a late basket to earn 34-32 victory. The men's team captain was Robert Murray, and other team members were Hugh Robinson, Allen Graham, John Martinson, Ed Sharp, John Rende, Ray Hay, Bill Peer, Larry Cuban, Austin Perry and Harry Schafft.

(continued in next column)

GAME (continued from column 1)

The girl's gym at Coolidge High School was rocking with the shouts of encouragement (and laughter) from the supporters of both teams as the gams were played in an atmosphere of good humor. The games were such a success that a volleyball competition is being considered for the spring.

JUNIOR NEIGHBORS TO VISIT EAST NORTHPORT, LONG ISLAND, NEW YORK

A group of Junior Neighbors have been invited to visit a group of junior and senior high school students in East Northport, Long Island, during Easter Week. The invitation was extended after the two groups met at the Ethical Society on Washington's birthday. The meeting, arranged by the NI office and the US Commission on Civil Rights, produced such an interesting discussion that the visitors extended the reciprocal invitation.

SURVEY BEING CONDUCTED IN NI AREA

The Washington Center for Metropolitan Studies (a respected, non-profit urban research organization) is conducting a study of attitudes of both whites and Negroes on the issue of housing and race. The Neighbors, Inc. area was chosen as one of the study areas because of its integrated neighborhoods. All-white areas of Washington and Maryland suburbs will be used for comparative purposes. The NI office assisted the Center in preparing for the study.

CLASSIFIED ADS # # # # # # #

QUALIFIED SECRETARY FOR AREA CHURCH - Trinity Episcopal Church is seeking a secretary, need not be a member of the church, 6 hrs a day, 30 hr week. Apply at church office, Piney Branch Rd & Dahlia St N.W., 9:30-5, or call RA 6-7036.

SARAH COVENTRY - has immediate openings for women interested in earning top commissions for part-time sales work. Also desired are hostesses who will have the opportunity to receive some beautiful jewelry absolutely free. Further info, Mrs. White, 882-5733 or 543-0159.

MISSING - New 10 speed racing bike. $10 reward. 723-5785.

FOR RENT - Summer home in Pennsylvania. 1½ hrs from DC. $60 per week. CALL Meijer, 726-7364.

SMALL REPAIRS - Radios, lamps, toasters,etc. Daniel Meijer, 726-7364.

ART AND SEWING CLASSES - All ages. For registration, call Mrs Margerum, 829-4036.

DO YOU HAVE SOMETHING YOU'D LIKE TO ADVERTISE? Call the NI office RA 6-3454 and place an ad. The rates are low. Take this opportunity to sell, rent, buy.

JUNIOR NEIGHBORS' JOB AGENCY - FOR BABYSITTERS TEMPORARY HELPERS, ETC. CALL Miss White, 882-1496. Reliable service, reasonable rates.

# # # # # # # # # # # # # # #

SUBURBAN MARYLAND FAIR HOUSING, INC.
General Membership and Open Board Meeting

INVITATION

You are cordially invited to attend a free

DOUBLE FEATURE
of
SPECIAL SIGNIFICANCE

including

* * * * * * * * * * * * * MORRIS MILGRAM * * * * * * * * * * * * *
Equal Opportunity Builder and Developer

speaking on

"VITAL NEW DIRECTIONS FOR THE FAIR HOUSING MOVEMENT"

and

* * * * * * * * * * * * * * BILL MOYER * * * * * * * * * * * * * *
Southern Christian Leadership Conference Representative

speaking on

"SUBURBIA AND REV. M. L. KING'S POOR PEOPLE'S CAMPAIGN"

on

Wednesday evening, March 20, 1968

8:30 P.M.

at the

Cedar Lane Unitarian Church
9601 Cedar Lane
Bethesda, Maryland

ALL "FAIR HOUSERS" AND THEIR GUESTS ARE WELCOME

(For SMFH members, a bit of business prior to the program. By-laws amendments to change the time of the annual meeting to early Fall, provide for election of officers and directors by mail ballot, and provide for one Vice President in place of the present three, will be acted on. Suggested By-laws changes are enclosed with this notice.)

Neighbors' INK

THE NEWSLETTER OF NEIGHBORS, INC.
(NORTH WASHINGTON NEIGHBORS, INC.)

EDITOR Robert Wood 726-6238

6400 GEORGIA AVENUE, N.W. • WASHINGTON, D. C. 20012 • (202) RAndolph 6-3454

MARCH, 1968 Vol. 10, No. 2

BOUNDARY CONTROVERSY TACKLED

NI Youth on the Move

Junior Neighbors is quickly challenging its parent organization for the "most active" title in the community.

During the first part of the new year this energetic group of high school students has engaged in many exciting and worthwhile projects.

An initial service drive at Christmas time netted 16 boxes of toys, clothes, and other items which were delivered to Hospitality House for distribution to poor District families.

Following their first success, Jr. Neighbors organized a work force of baby-sitters and general workers to service the NI area and raise money for their organization.

On Saturday, January 27 the group turned out in force to clean up the grounds of their high school - Coolidge.

On February 22 Jr. Neighbors met with a group of New York suburban high school students to discuss urban problems and conditions in the Washington, D.C. area.

Always on the move, the Coolidge group is currently planning a basketball game with Neighbors, Inc., as well as a parents night where Jr. & Sr. Neighbors can get together. (See Community Calendar)

Our hats are off to Jr. Neighbors for the fine work they are doing.

Festival Chairman

Maija Hay (Mrs. Raymond) has taken on the enormous task of Chairman for this year's Art and Book Festival. Mrs. Hay, a native of Finland, lives with her husband and three small children on Cedar Street in Takoma, D.C.

Mrs. Hay, who formerly worked as an interpreter with the State Department, is fluent in Finnish, German, Swedish, Italian Spanish and English.

Citing sewing and crafts as her major hobbies, Mrs. Hay has indicated that she considers the Art & Book Festival both a challenge and an opportunity for herself and her family.

Anyone wishing to serve on any committee connected with the Festival may contact Mrs. Hay by calling **882-2910**.

A FRIENDLY REMINDER FOR TAX PURPOSES - WHEN DECLARING NEIGHBORS, INC. ALWAYS LIST NORTH WASHINGTON NEIGHBORS, INC. -(Our Official Name)

Neighbors, Inc. has taken a position on the current school boundary issue which looks beyond the present controversy to "the creation of educational excellence in all of the city's schools."

In a two-page, five-point statement approved by the membership at a special meeting on February 19th, Neighbors members indicated that that they see, "the role of community participation in this matter as being one of helping to set goals and guidelines, not of having the responsibility for providing expertise, collecting and analyzing demographic data, or preparing a variety of detailed plans."

In this light, the membership adopted five basic guidelines, which:

1. Support in principle the various methods of school pairings, consortia, educational parks, etc. where they would meaningfully effect racial and socio-economic integration.

2. Oppose the pairing of Wilson-Deal, Paul-Coolidge.

3. Oppose the Superintendent's "cluster" plan for Wilson, Coolidge and Roosevelt.

4. Urge the Board of Education to pursue urban-suburban cooperation, and the use of further capital funds for educational parks.

5. Ask the Board of Education to comply with the spirit as well as the letter of the Wright Decision.

Neighbors also stressed that it "stands ready to assist Mr. Boyd and the Board of Education in any way possible."

"In particular," the statement concluded, NI would welcome the opportunity to serve on a citizens committee, which Mr. Boyd has indicated will be formed, in line with our view of the proper role of citizen participation."

The citizens committee on school boundary changes was appointed by Mr. Boyd the following week, and Mrs. Barbara Simmons, Chairman of the NI Education Committee was named to represent the NI area by Mr. Boyd.

Controversy over Neighbors position and the entire boundary question has made the issue of paramount concern in the Neighbors area as elsewhere in the city. Further discussion of the issues involved will be found on page 2.

Dance Earns -$$$-

By all indications there certainly will be a second annual Washington's Birthday Cabaret-Dance if the success of our first effort is any judge.

Back slapping is in order for the entire Dance Committee which did such a wonderful job.

At last report, the dance, which was attended by well over 300 persons, yielded a profit for Neighbors of over $600.

Special thanks are in order for the Chair-

(CONTINUED ON PAGE 2.)

EDITORIAL

From time to time Neighbors' INK will print editorial opinion on issues of current interest or controversy in the community. At such time it welcomes responses from its readers in the form of letters to the editor, which will be printed in these pages as space permits. All letters must bear the writer's name and address, though they will be withheld upon request.

Editorial opinion found in Neighbors' INK is not necessarily that of the organization.

DELIBERATE SPEED

While urban school systems have been "integrating" at the safe school-zone speed of 25 MPH, white families have been speeding to quality education in the suburbs on the 60 MPH freeways.

The "Deliberate speed" interpretation of the Supreme Court has been the ball and chain around the neck of urban education. Now in the District of Columbia we are being asked to comply with another judicial decision - to swim with that ball and chain.

The membership of Neighbors, Inc. was wise to point to the Skelly-Wright Decision as a moral decision, and to ask the Board of Education to respond to it in this light. As a "Friend of the Court" in the Hobson v. Hansen Case, Neighbors is on record in strong support of the Wright Decision. The question no longer is yes or no, it is how? The academic exercise or "moral compliance" if you will - of drawing school boundaries over and over again is just one more obvious example of the doomed-to-failure, "deliberate speed" approcch to integrated, quality education.

Inner-city community organizations such as CHANGE, Inc. have recognized this reality and have recommended the abolition of all school boundaries. Their logic says that quality education is a reachable goal (though a long way off) in the inner-city, but that "integration" will continue to be a bad joke in the ghetto until the schools are of superior caliber. That logic seems to make sense. Freeways run in both directions, and people will seemingly drive great distances at high speeds for quality education for their children.

Residents of the District of Columbia ought to urge "breackneck speed" in the pursuit of quality education - the only realistic road back to integration.

DANCE (cont'd from page 1)

man James Peyton, and his committee members Mrs. Sylvia Schlitt, Mrs. Dutchess Margerum, Jack Jacques, Phil and Audrey Marcus, and Mrs. Mary S. Kelly. Thanks also go to Ida's Dept. Store and Peoples Drug Stores for the donation of items used as door prizes.

LETTER TO THE EDITOR

In the discussion on education at the NI general meeting (on Fe. 19th), a member stated that then Shepherd Park children reach junior high school age, their parents start thinking of moving. Perhaps it is well to have this rumour out in the open at last, because it is a very destructive one for our schools and for our whole neighborhood. I want to reassure Shepherd Park prents on two counts.

First, the rumour grossly exaggerates the facts. I was able to trace last year's Shepherd sixth grade class, and more than 70 percent are now at Paul Jr. High. This is as many as could be expected in a mobile urban neighborhood like ours.

Second, the qualms that some parents do have about our secondary schools are unnecessary. They are really good schools. Students (and their parents) at Paul and Coolidge seem quite satisfied - even enthusiastic. I have done volunteer work at Paul and find a pleasant and stimulating atmosphere. It's a busy, orderly, lively, purposeful organism. If you don't believe me, go over and see for yourselves.

Finally, I think it is time we stopped apologizing for our schools (except that they're so much better than others?) and started supporting them. If we find a flaw, let's work to correct it; if we find a need, let's work to fill it. That's just good ole American "enlightened self-interest." Let's also keep campaigning for excellent education throughout our delightful, mixed-up, disenfranchised city.

Mrs. Lenore Radloff
1425 Juniper St. N.W.

EXPERIMENT IN CREATIVE DRAMATICS

Mrs. Marge Brockman, NI member and former Acting Executive Director of NI, invites all NI members who are interested in the use of dramatic techniques in working with "difficult" youth groups to see a demonstration of what can be accomplished. The program will include readings from "In White America," an original play called "Like It Is," written, acted and produced by a group of young men (17-20) from the Neighborhood Youth Corps in Anacostia, and a rock and roll concert. Performances will be Friday, March 8, and Saturday, March 9. There will be a special performance for invited guests and interested NI members on Wednesday, March 13. All performances will be at Turner Elementary School, Stanton Rd & Alabama Ave. S.E. at 8 PM, admission free. The Wednesday performance will be followed by an informal reception at the WCEP Center at 2250 Railroad Ave. SE. Further information from Mrs. Brockman at 584-4600.

COMMUNITY CALENDAR

FRIDAY, MARCH 8

Basketball: games between Junior Neighbors and Neighbors, Inc.; men and women; Coolidge gym - 6:30 - 8:30 p.m.

Voter Registration: Sign-up in the neighborhood this weekend --full story elsewhere in newsletter.

SATURDAY, MARCH 9

Open House: Neighbors, Inc. Open House at the home of Mr. and Mrs. Richard Salem, 1325 Holly St. N.W., 9 p.m.

Voter Registration: Continues at convenient locations all day today.

WEDNESDAY, MARCH 13

Neighbors, Inc.: Regular monthly meeting of the Board of Directors - 8:30 PM Emory Methodist Church, Georgia Ave & Quackenbos St use rear entrance marked "church office." All NI members are welcome

THURSDAY, MARCH 21

Education: Neighbors Education Committee will meet at Takoma Recreation Center, 3rd & Van Buren Sts. N.W., 8:30 PM. Committee seeks members from all of the Neighbors area.

FRIDAY, MARCH 22

Light Opera: Opening night at Paul Junior High School of "Pirates of Penzance" - by Montgomery Co. Light Opera Assoc. Sponsored by Paul Home & School Assoc. $1 thru March 29.

SATURDAY, MARCH 23

NEIGHBORHOOD VOTER REGISTRATION, 9 AM to 9 PM. See story for details.

THURSDAY, MARCH 28

Neighborhood Services: Meets 8:30 PM, home of chairman, Carol Rende, 502 Dahlia St. N.W. Involved in street cleaning, zoning, Parks beautification, liquor licenses.

SUNDAY, MARCH 31

Musicale: Informal musicale 4 p.m. home of Mr. and Mrs. Charles Affelder, 7405 Alaska Ave. N.W. - Ruth Bostic, Pianist; George Harshaw, Baritone. Benefit "Democracy in Action" program, Paul Jr. High School.

FRIDAY, APRIL 5

Open House: at the home of Mr. and Mrs. Harvey Bullock - 429 Whittier St. N.W. - 9 p.m. Come and meet your Neighbors.

MARCH 8 - MARCH 17, 1968

National Capital Flower and Garden Show at the National Guard Armory - all members of the Neighbors, Inc. Garden Club have tickets for the show - CALL: Mrs. Bradley (TA-9-2918) or Mrs. Coleman (TA-9-7275).

YOUR NEIGHBORS IN THE NEWS...

ESTHER PETERSON - Assistant Secretary of Labor spoke to the annual dinner of Northern Virginia Family Service last month. Prior to her position with the Dept. of Labor she was a special assistant to the President on consumer affairs.

RALPH TEMPLE and MARVIN CAPLAN were both appointed to the District Council on Human Relations by Mayor Walter E. Washington. For Mr. Caplan it was a reappointment.

RUFUS WRIGHT - Coolidge High Senior, was soloist with D.C. Youth Orchestra in program at Coolidge last month. Mr. Wright, who has played with the Capitol Hill Symphony Orchestra, plans to study music, theology and philosophy in college.

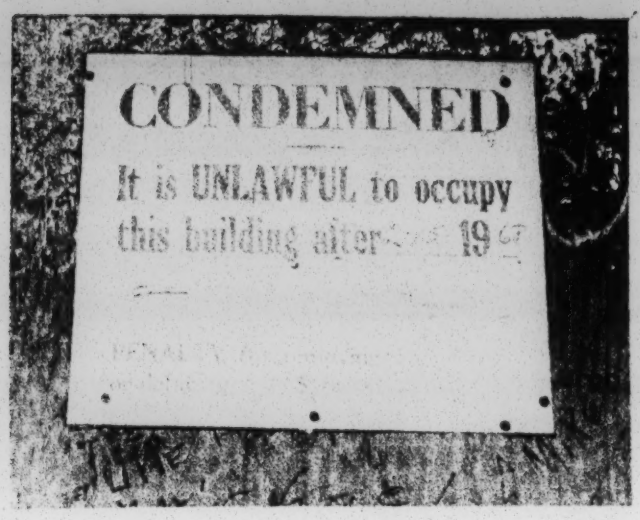
ED COGEN, JOSEPH HAIRSTON, CAROLYN JACKSON and ED HOLLANDER - appeared on behalf of Neighbors, Inc. on three hour WOOK-TV Show, "Controversy" to discuss the organization and programs of Neighbors.

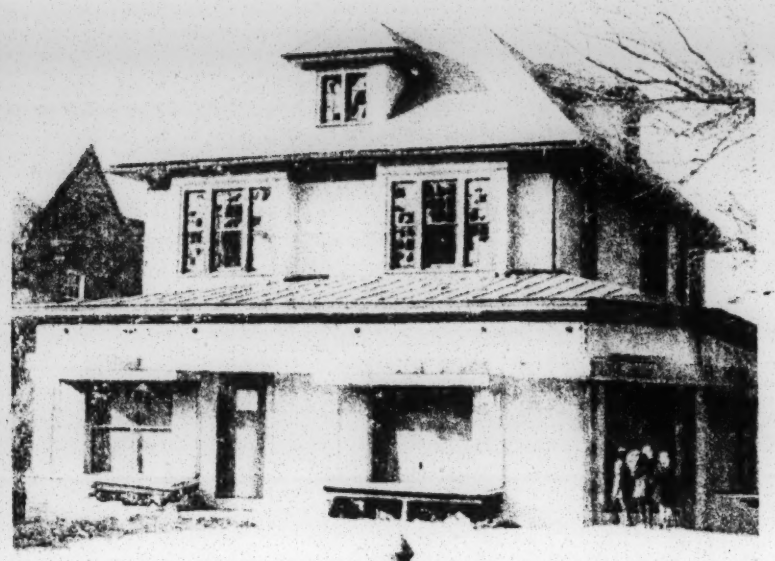
WILLIAM L. TAYLOR - staff director of the U.S. Commission on Civil Rights was the main speaker at the annual installation banquet of the D.C. Chapter of Japanese Amer. Citizens Lge.

THE REV. ALLAN R. BROCKWAY - is the author of The Secular Saint, just off the presses of Doubleday this month.

JOHN D. THOMPSON - was toastmaster at the 30th anniversary dinner-dance of the Washington Real Estate Brokers Association held at the Washington Hilton, February 24th.

JOANNA VOGELSANG - Washington artist, participated in auction of her paintings along with other artists at the Corcoran Gallery in January.





3RD & RITTENHOUSE EYESORE CONDEMNED

The building pictured above, located at 5200-02 3rd Street, N.W., was condemned by the city's Condemnation Board in January as the result, in part, of Neighbors, Inc's protest over the condition of the building.

Unless there is an appeal of this ruling, the building will have to be repaired or torn down within six months.

The Neighborhood Services Committee, Mrs. Carol Rende, chairman, has been concerned with the use of this building for some time. In July, 1967, Neighbors successfully opposed plans for use of the site as a gas station. And in November the Committee circulated a petition and organized witnesses in our successful opposition to the granting of a liquor license to that site.

The building has been vacant for a considerable time and has become an eyesore and a hazard to our community - one which may now finally be eliminated.

REGISTER NOW

YOU MUST REGISTER THIS YEAR IN ORDER TO VOTE THIS YEAR. The District does not have permanent voter registration. That means that even if you registered and voted in 1964 you must register again this year to be able to vote this year.

WHEN & WHERE TO REGISTER:

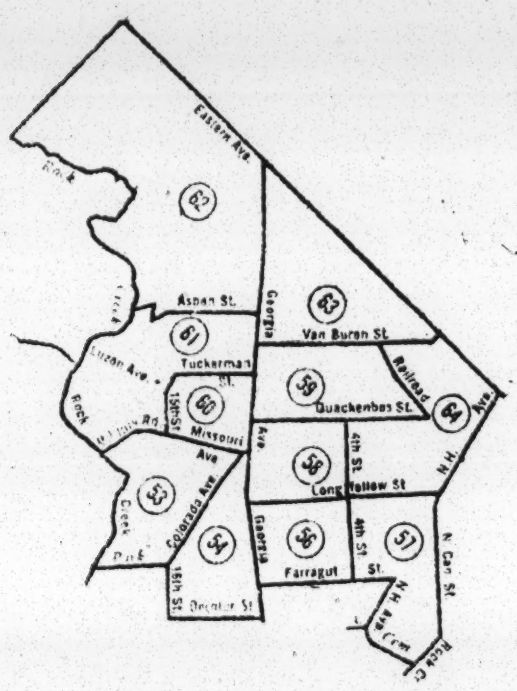
DOWNTOWN - 8:30 AM - 6 PM Mon. to Fri.
District Building, Room 8
14th & E Streets, N.W. until March 23

IN YOUR NEIGHBORHOOD -

Friday, March 8 - 5PM-9PM
Saturday, March 9 - 9 AM-9 PM

Friday, March 22 - 5 PM - 9 PM
Saturday, March 23 - 9 AM - 9 PM

PRECINCT REGISTRATION CENTERS IN NI AREA:



53. Brightwood School, 13th & Nicholson Sts. N.W.

54. West School, Farragut St. N.W. between 13th and 14th Sts.

56. Truesdell School, 8th & Ingraham Sts. N.W.

57. Rudolph School, 2nd & Hamilton Sts. N.W.

58. Paul Junior High School, 8th & Oglethorpe Sts.

59. Coolidge High School, 5th & Tuckerman Sts.

60. Nativity Catholic School, Georgia Ave. & Peabody St. N.W.

61. Fort Stevens Recreation Center, 13th & Van Buren Sts. N.W.

62. Shepherd School, 14th St. & Kalmia Rd. N.W.

63. Takoma School, Piney Br. Rd & Dahlia N.W.

64. Rabaut Junior High School, Peabody St. & North Dakota Ave. N.W.

MANY THANKS TO OFFICE VOLUNTEERS

A very effective program of volunteers to work in the NI office has been organized by Mrs. Ruth Cogen. Our hats are off to her and our thanks go to the following ladies who have helped in the office in February.

Mrs. Ethylyn DeStefano
Mrs. Audrey Marcus
Mrs. Mary Collins
Mrs. Peachy Murray
Mrs. Mieke Mehlman
Mrs. G.B.L. Arner
Mrs. Phyllis Larsen
Mrs. Ann Dolbear
Mrs. Joanie Smyth
Mrs. Josephine Baker
Mrs. Sylvia Schlitt
Mrs. Nan Mould
Mrs. Alice Mark
Mrs. Ethel Cooper
Mrs. Blanche Bradley
Mrs. Yetta Appel
Mrs. Syrina Hirshfeld
Mrs. Winifred McNair
Mrs. Frances Feldman
Mrs. Doris Jacques
Mrs. Carol Rende

INTEGRATED SAVINGS & LOAN CHARTERED

Dr. Elgin P. Jenkins, Assistant Neighborhood Representative for Shepherd Park, is one of the founders of the Independence Federal Savings & Loan Association. The new institution, the first chartered in the District in 30 years, will have an integrated board of directors. Dr. Jenkins said that no other S&L in the area has any Negroes in policy making positions. He also said that the new institution, to be located near 6th St. and Indiana Ave. N.W., will pay particular attention to the needs of low and moderate income Negro families.

The founders of Independence Federal are now seeking pledges of opening deposits as required by the Federal Home Loan Bank Board. The Board of Neighbors, Inc. has made such a pledge and decided to call the new institution to the attention of the NI membership. The pledges need not be for large amounts and all savings will be federally insured.

Those interested in further information should call Dr. Jenkins at 726-5926, or 589-7030.

TRINITY EPISCOPAL APPOINTS MRS. ZAHN

Trinity Episcopal Church has announced that it has appointed Mrs. Aileen Shea Zahn to its staff to run a new program of Christian Ministry for the welfare of older people in the parish and in the area nearby the church. Mrs. Zahn is a professional social worker who most recently worked with the Episcopal Diocese of Washington. Those who would like additional information should call Mrs. Zahn at RA 6-7036.

NI SUPPORTS ARLINGTON FAIR HOUSING LAW

At public hearings held by the Arlington County Board, Mrs. Diana Engel, a member of our Real Estate Committee, testified on NI's behalf in support of the adoption of a county fair housing ordinance. Mrs. Engel gave a brief history of the Neighbors, Inc. experience, pointing out that Washington then had no city agency to deal with "blockbusting" and the other tactics which exploit both races. Her statement endorsed the model ordinance prepared by the Northern Virginia Committee for Open Occupancy (COOL) and urged the County to create an effective enforcement agency. Mrs. Engel pointed out that although the District does have a fair housing law, the enforcing agency - the Council on Human Relations - has for years been hampered by lack of staff and funds.

In her concluding remarks, Mrs. Engel said, "A strong ordinance coupled with effective enforcement will stand as a forthright statement that equal opportunity is supported and practiced in Arlington County." To adopt a good law but without strong enforcement would be to risk having the law become, among whites, a joke, and among Negroes, a cruel hoax, her statement said.

NEW RECREATION FACILITY URGED FOR BRIGHTWOOD AREA

Neighbors, Inc. presented a statement to the D.C. Recreation Board in support of any improvements for our area's recreation program in the fiscal year 1970, and called for the establishment of a new recreation facility to serve the Brightwood Elementary School area. Our statement pointed out that the Brightwood playground is open only during the summer. In the winter, when daylight play time is most limited, children living south of Missouri Ave. must cross that heavily-traveled artery, and other streets, in order to go to Ft. Stevens playground.

IN SUPPORT OF RAPID RAIL TRANSIT

NI Executive Director Ed Hollander testified in support of the proposed rapid rail transit plan at a public hearing sponsored by the Washington Metropolitan Area Transit Authority. He also gave support to the recent proposal by the National Capital Planning Commission to alter the B&O-Glenmount route so that it would run under Georgia Ave. all the way to Silver Spring, rather than the present route which slants east from Grant Circle to Riggs Road. Hollander urged that if the subway does run along Georgia Ave. there be stops to serve the Georgia - Missouri intersection and one to serve Walter Reed.

REMINDER The central phone number for the Junior Neighbors job agency is 882-1496 (Miss Beverly White). Babysitters, temporary helpers, etc. Reliable service; reasonable rates.

NEIGHBORS, INC.
ART & BOOK FESTIVAL

sat. june 22
sun. june 23

coolidge high school
fifth and sheridan nw

ART EXHIBIT & SALE . . . paintings • prints • posters • sculpture

CRAFTS . . . ceramics • glassware • textiles • leatherwork • woodcrafts • toys • flowers • origami

DEMONSTRATIONS . . . potters wheel • weaving • glass cutting

CHILDRENS ART SHOW . . . OUTDOOR CARNIVAL • GAMES

RECORDS . . .LPS • COLLECTOR ITEMS

BOOKS . . . thousands • new and used • rare finds

FOODS . . . all kinds from all over • luncheon • dinner • bake sale

SAT. 11:00 a.m. magicians & folksingers

SAT. 2:30 p.m. youth talent show

SAT. 5:00 p.m. fashion show

SUN. 10:00 a.m. movies

SUN. 1:00 p.m. paint in • for ages 5-12 • prizes

SUN. 3:00 p.m. **ERIKA THIMEY DANCE TROUP**

neighbor's inc sixth annual art & book festival

neighbor's inc sixth annual art & book festival neighbor's inc sixth annual art & book fe

Neighbors, Inc
6400 Georgia Ave NW
Washington, D C

Non-Profit ORG.
Washington, D. C.
U. S. Postage PAID
Permit No. 41781

A Petition for

GUN CONTROL NOW!

TO: The President, Members of Congress, and state government officials

We, the undersigned, favor immediate action to control the sale, possession and use of handguns, rifles and shotguns.

Such federal and state legislation should include the following:

1. Regarding rifles and shotguns, there should be a ban on mail-order sales to individuals, on sales to those under 18, and on out-of-state purchases.

2. All firearms possessed, sold or transferred should be registered at the state and/or national level.

3. States should require that gun purchases be made only through permits calling for adequate identification and a waiting period for a police check.

This we urge in the name of President John F. Kennedy, Senator Robert F. Kennedy, Dr. Martin Luther King, the 6,500 others killed annually, and in the name of a more civilized and less violent United States society.

	Name	Street address	City	State
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

Please return this petition immediately to the National Council for a Responsible Firearms Policy, 100 Maryland Avenue, N.E., Washington, D.C. 20002. As soon as sufficient petitions are on hand, they will be presented in a public ceremony to the appropriate officials.

James V. Bennett, President
National Council for a Responsible
Firearms Policy (and former Director of U.S. Bureau of Prisons)

"THE RIGHT TO LIFE"

Neighbors' INK

THE NEWSLETTER OF NEIGHBORS, INC.
(North Washington Neighbors, Inc.)

EDITOR Robert A. Wood 726-6238

JUNE, 1968 Vol. 10, No. 5

6400 GEORGIA AVENUE, N.W. • WASHINGTON, D. C. 20012 • (202) RAndolph 6-3454

ART & BOOK FESTIVAL JUNE 22-23

NI ELECTION RESULTS

At the NI annual meeting held on May 22nd, Edward S. Cogen was re-elected President of NI. A separate motion thanking him for his service to the organization was unanimously adopted and accompanied by a round of applause. Vice-President Joseph Hairston and Secretary Gregory Swanson were also re-elected. Mrs. Marcy Fenner was elected to the post of Treasurer, replacing Mrs. Elma Denham who chose not to run again after serving several years in that position.

The slate of candidates prepared by the Nominating Committee for the six Director-Chairman positions was elected; they are Mrs. Diana Engel, Alfred Augustus, Robert Skinner, Raymond Hay, Mrs. Carol Rende, and Robert Bowser. Each of the six will be named as chairman of a committee by President Cogen. All of the officers and the Director-Chairmen were elected to two-year terms.

SIMMONS NOMINATING COMMITTEE CHAIRMAN

From among nearly a dozen nominations, the annual meeting elected four non-director members to one-year terms on the Nominating Committee; the four are Samuel Simmons, Mrs. Thelma Lee, Joseph Jacques and Mrs. Sylvia Schlitt. Mr. Simmons is chairman of the Committee by virtue of receiving the most votes. A tie vote between Mr. Jacques and Harvey Bullock was later broken when Mr. Bullock was elected as the Takoma Neighborhood Representative, a Board of Directors position which made him ineligible to serve as a non-director member of the Nominating Committee. At its next meeting the Board will elect three director members to the Committee who will also serve one-year terms.

BULLOCK TAKOMA NEIGHBORHOOD REP

At a meeting of the Takoma area members immediately following the annual meeting, Harvey Bullock was elected as the neighborhood's representative to the NI Board of Directors, to fill the balance of the 1967-69 term. Mr. Bullock lives at 429 Whittier St., NW, and his phone number is 882-0463.

At a meeting of Manor Park members, Mrs. Evelyn Sellers was elected to the post of assistant neighborhood representative, also to fill the balance of the 1967-69 term. Both Mr. Bullock and Mrs. Sellers have long been active in NI; in addition, Mrs. Sellers is NI's office secretary. Her address is

continued page 2, col. 1

ALL NI MEMBERS INVITED TO RECEPTION FRIDAY EVENING, JUNE 21, 8:00 PM

FESTIVAL SPONSORS INCLUDE SEN. BROOKE, ART BUCHWALD, WALTER WASHINGTON

The Sixth Annual Art and Book Festival will open at 8 PM on Friday, June 21 at Coolidge High School with the reception to which all NI members and their friends are invited. The Honorary Sponsors for this year's Festival include, Mayor Walter Washington, Sen. Edward Brooke, Art Buchwald, Sol Linowitz, Secretary Alan Boyd, Charlie Byrd, Sen. Walter Mondale, Esther Peterson, Rep. John Conyers and a number of other distinguished persons.

The Festival will include the traditional art exhibits and sale, and thousands of books. A number of new features have been added to this year's Festival and one of them will be the sale of lunch and dinner platters ($1 for adults and 75¢ for children) featuring special dishes as well as ham, fried chicken, etc. In addition to the outdoor rides and free movies for children (including "The Red Balloon," "Clay," and "Doughnuts") a new children's event will be the paint-in on Sunday at 1 PM. For 10¢ per entry kids may paint a picture and have it hung and judged; ribbons will be awarded to the winners. Magicians and folksingers will also be on hand to entertain the little ones.

The crafts exhibits have been expanded this year and will include demonstrations in enameling, weaving, glass cutting and the potters wheel. Among the potters and ceramics craftsmen who will exhibit are Solveig Cox, Pauline Eis, and David Francke. Other booths will be by the Gallery de Gaines, and the Gambit Gallery which, in addition to ceramics and pottery, will take orders for the framing of prints and posters purchased at the Festival. Young Playways' booth will have the latest in educational and quality toys. The display by the Bowl and Board will feature woodcrafts and the Sandal Shop will have their sandals, belts and handbags on sale and will provide a demonstration in leather working. Hinckley & Brohel will have their popular ceramics and an interesting collection of prints. African Highlights will show their crafts accesories and fabrics. Toast and

continued on page 2, col. 2

ART & BOOK FESTIVAL (contd from p.1, col.2)

Strawberries will put on a lively fashion show to the beat of the latest music and will have a booth in the crafts section. The fashion show will be at the Friday evening reception.

On Saturday afternoon at 3:30, following the children's movies, there will be a special showing of a film about the Poor People's Campaign, prepared by the Public Bro adcasting Laboratory. There will be booths from several organizations, including the PPC which will sell bumper stickers and pins.

In short, everything you have liked about past Festivals will be here again plus a number of exciting new features, so - COME TO THE FESTIVAL

* * * * * *

VOLUNTEERS WILL BE NEEDED to help set up the Festival. Would you come to Coolidge at 7 PM on Wednesday, June 19, or Thursday, June 20? Your help will be much appreciated and it can be fun, too.

JUNE 17 REGISTRATION FOR SUMMER YOUTH PROGRAM AT TAKOMA, WHITTIER, SHEPHERD AND COOLIDGE

The Area 1 Summer Youth Program will have registration on Monday, June 17 all day at the four schools involved in its program - Takoma, Whittier and Shepherd Elementary Schools, and at Coolidge High School. The program's activities, which will include participation in the Interior Department's "Summer in the Parks" program, will have team sports at Coolidge, including basketball, softball, volleyball, track, touch football, and soccer - for both girls and boys .

The elementary schools will have a variety of crafts such as enameling, clay, ceramics, paper mache, and will include games and special events such as pet shows and marshmallow roasts.

The program will serve children and youth ranging in age from approximately 5 to 18. Mrs. Barbara Simmons is chairman of the Area 1 Neighborhood Planning Council, sponsor of the program.

DANCE FOR PPC SUNDAY, JUNE 16

The Spanish American Committee for the Poor People's Campaign is sponsoring a dance on Sunday, June 16, 5-11 PM with the proceeds to go to the PPC. Featuring 3 bands, the dance will be held at the Gavan Center of the Sacred Heart Church, 16th St. and Park Road, NW. Tickets are $4 per person and can be purchased at the door. BYOL, set-ups available; further information at 347-1429 or 265-1382.

MOTHERS MARCH

The Board of NI endorsed the Welfare Mothers March (held on Mother's Day) and a number of NI members participated. Mrs. Martin Luther King, Jr. led the march, sponsored by the National Welfare Rights Organization and the Southern Christian Leadership Conference.

ELECTION RESULTS (contd from p.1, col. 1)

5731 3rd Place, NW and her phone number is RA 6-7594. She can also be reached at the NI office, 726-3454.

CUBAN TO TITLE III ADVISORY BOARD

In a special election Larry Cuban was chosen to be NI's representative to the Advisory Board of the Institute for Educational Development, also informally called the "University of Maryland Plan." Further information appears below. Cuban, a teacher at Roosevelt High School, will shortly assume a new post, Director of the Race and Education unit of the U.S. Commission on Civil Rights. He was recently appointed by President Johnson to the 14-member Advisory Committee on the Teacher Corps.

MARVIN CAPLAN ELECTED CHAIRMAN OF TITLE III ADVISORY BOARD

At its first formal meeting the Advisory Board of the Institute for Educational Development adopted its by-laws and elected officers. The chairman of the Board is Marvin Caplan who served as chairman of the NI Education sub-committee which helped prepare the application which resulted in the $100,000 grant from the U.S. Office of Education to establish the Institute. As reported above, Larry Cuban is NI's representative to the Board.

The other officerselected are Mrs. Schuman, a teacher at Coolidge, Vice-Chairman; and John Coleman, the parent representative from Whittier, Secretary. A freeze of Office of Education funds is currently holding up the delivery of the grant but it is hoped that the Institute will begin operations in time for the Fall opening of school.

The Advisory Board will meet the second Thursday of each month. The July 11th and August 8th meetings will be held at Whittier at 7:30 PM. The meetings of the Board are open to the public.

The purposes of the Institute are to:
(a) develop the competencies of the educational staff in the schools
(b) explore and research the establishment of an interim decentralized organization for the program, and
(c) develop these programs as a cooperative endeavor of the community, its schools and the University of Maryland.

The Institute is designed to serve as the mechanism for a continuing study of the NI area schools and their needs and means of introducing into the schools innovations in teaching techniques.

The seven NI area schools involved are Coolidge High, Paul and Rabaut Junior Highs, and Takoma, Brightwood, Whittier and Shepherd Elementary schools.

* * * * * *

WEDNESDAY, JUNE 19th
SOLIDARITY DAY MARCH
POOR PEOPLE'S CAMPAIGN

GLAZER SINGS, PARTY SWINGS

As advertised, the Joe Glazer sing-a-long held on May 25th provided a wonderful evening to a full house of NI area residents. The house which was filled with the delighted guests was the lovely home of Mr. and Mrs. Oliver Peterson. We owe a hearty thanks to the Petersons for opening their home to us and for serving as most gracious host and hostesses. Many thanks also go to Joe Glazer for his fine benefit performance.

In addition to being a social and artistic success, the evening also netted NI about $400 of much needed funds. Mr. Lloyd Genus and the P. Ballantine and Sons Co. also deserve our thanks for their generous donation of beer and ale for the evening's refreshments.

NEW GLAZER RECORD RELEASED

Joe Glazer's latest record, his 12th, has just been released by Sound Studios of Washington. The new release, "My Darling Party Line," contains Glazer's songs about radical American politics of the past and Abe Brumberg's humorous songs on current Soviet themes.

SUNDIAL PROGRAM AT TAKOMA REC CENTER

Mr. Charles Butler, director of the Takoma Recreation Center, has announced that registration for the Sundial Program will be held June 10 to 14 at the Center, 3rd and Van Buren Sts. N.W. The Program is for ages 3 to 5 and is held 5 days a week in the morning, 9-12. The sessions run for 2 weeks and there is a fee of $7 for each session. Children may be enrolled in as many sessions as they like. Activities in this popular program include storytelling, drama, music, games, arts and crafts, nature walks, etc. Children are picked up from their homes or from a pick-up point near home. For further information, call Mr. Butler, RA 3-8222.

CONFIDENTIAL TO "A NEIGHBOR"

We wrote to the Sanitation Department about your complaint concerning conditions in a part of the 300 block of Rittenhouse St. N.W. The Sanitation Dept. tells us that this particular type of complaint is under the jurisdiction of the Housing Division of the Department of Licenses and Inspections and that the matter has been referred to them. We in NI have noted some improvement in the conditions which you complained about and hope you have too. If things are still not satisfactory, write us again.

SAVE OCTOBER 5th FOR NI BENEFIT

Believe in planning ahead? Save Saturday, October 5th for NI's benefit which will feature brilliant young pianist Andre Watts, to be held at Constitution Hall. Further information later.

IN SUPPORT OF POLICE CONSOLIDATION

The NI Board of Directors has adopted a position in support of the plan to consolidate the District's 14 police precincts. The Board took the action in March and in early June Robert Skinner presented testimony at the City Council hearing on the issue. Skinner said the police should have the management tools and administrative flexibility they need to carry out their functions. He pointed out that the current 14 precinct plan came into being more than 50 years ago, before the existence of the radio, telephone and automobile. Administratively, the Police Department needs to move into the 20th Century, he argued.

Skinner's statement also supported consolidation because it will free policemen from office duties and allow them to do more patrol work, thus reducing overhead and the costs of running the Department. Under the consolidation plan, which is supported by the International Association of Chiefs of Police, the 6th precinct (roughly the same as the NI area) will be merged with the 10th, and will be housed in a new building to be built at Georgia Avenue and Peabody St. N.W.

YOUR NEIGHBORS IN THE NEWS

DR. EUPHEMIA L. HAYNES has been reappointed to the Board of Education by the U.S. District Court. She will serve until next January 27 when the first elected school board is sworn in. She has been a member of the board since 1960.

JOHN D. THOMPSON, President of Vijon Realty, has become a member of the Washington Board of Realtors.

CHARLA FREEMAN, a fourth-grader at Shepherd School, is narrator of "Peter and the Wolf" for the Baltimore Symphony's series of 16 youth concerts (in Baltimore). She is the daughter of Mr. and Mrs. Charles Freeman.

LARRY CUBAN has been named to the Advisory Committee on the Teacher Corps by President Johnson.

A number of NI members participated in the Channel 26 WETA-TV programs sponsored by the Board of Education's Executive Study Group and the Community Council for the study of the Passow Report held in April and May; they're:

MRS. BARBARA L. SIMMONS
LARRY CUBAN
MRS. CAROLYN JACKSON
MRS. DEBORAH MATORY
MRS. MARCIA KALLEN
DAN SAFRAN

J. HERMAN DAVES was elected Director of the Wilson College Fathers Club. His daughter, Cheryl Denise, is a member of the class of 1970 at the 4 year women's college located in Chambersburg, Pennsylvania.

MARVIN CAPLAN was a speaker at the Capital Press Club's 25th Anniversary Institute.

NI area youngsters and adults have participated in several musical events recently. Youngsters JONATHAN KRONSTADT, SERGEI PACHT,

cont'd p. 4, col. 1

NEIGHBORS IN NEWS, CONT'D

and BRETT WORMLEY performed with the Cathedral Choral Society in Bach's St. Matthew Passion, given with the National Symphony Orchestra. Performing in the National Oratorio Society's 7th Annual Bach Festival were MRS. DIANA ENGEL, JANET and NORMAN BROWN, MRS. SARINA HIRSHFELD, DR. and MRS. NTINOS MYRIANTHOPOLOUS, and MRS. RUTH COGEN.

COUNCILMEN THOMPSON & TURNER ASSIGNED TO DISTRICT 1, INCLUDES NI AREA

The City Council has voluntarily established 4 councilmanic districts and assigned two councilmen to each district (or "ward," although they are not, of course, election wards). District 1, which includes the NI area, covers a large section of the far northwest and northeast. Councilmen William S. Thompson and J.C. Turner are assigned to District 1.

Under the Council's recent committee organization Councilman Thompson is chairman of the Committee on Public Safety and serves on the following other committees: Housing and Urban Development; Regulations, Licenses and Government Operations; Health and Welfare; Citizen Information and Complaints; and Personnel and Office Operations.

Councilman Turner is chairman of the Committee on Regulations, Licenses and Government Operations, and is a member of the following committees, Education; Manpower and Economic Development; Housing and Urban Development; Consumer Affairs; and Rules and Procedures. Both men will serve on the Appropriations and Revenue Committees and, on a rotating basis, on the Legislation Committee.

Committees on which neither District 1 councilmen serve are those on Recreation and Youth Programs; Highways and Transportation; and Planning.

* * *

ART & BOOK FESTIVAL JUNE 21, 22, 23

OPPOSE ZONING CHANGE AT 12th & EASTERN AVE.

NI circulated petitions of opposition and presented testimony against the zoning change requested for the southeastern corner of the intersection of 12th St. and Eastern Ave. NW. The change would be from R-1-B (residential) to C-2-A (commercial) and was vigorously opposed by NI members and residents in that area. The reason for the requested change in zoning has not been made public by the owner of the property. (Under the zoning regulations he is not required to do so.) NI and the area residents feel that any commercial use of the property would be detrimental to the immediately adjacent residential neighborhood.

At the public hearing on May 29 conducted by the District Zoning Commission NI submitted petitions containing the signatures of 34 persons who live within a 2-block radius of the property. In addition, Mrs. Carol Rende, chairman of the Neighborhood Services Committee of NI, presented testimony opposing the change. She cited the zoning history of the property back to 1959. During this period requests to build a bank have twice been denied and permission for a parking lot has also been refused.

NI MEMBERS HELP FORM FAST DAY COMMITTEE

NI members were instrumental in forming the Government Employees Fast Day Committee which is urging government employees to go without lunch on June 14 and to donate the money saved to the Poor People's Campaign. Serving as chairman, secretary and treasurer are, respectively, Jacob Schlitt, Laurence D. Pearl, and Samuel J. Simmons. Mrs. Caroline Agard, also an NI member, has managed the Committee's office. Contributions, which will go to the PPC, may still be sent to the GEFDC at P.O. Box 13025, T Street Station, Washington, D.C. 20009. For further information, call 265-1382.

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WASHINGTON, D.C. 20012

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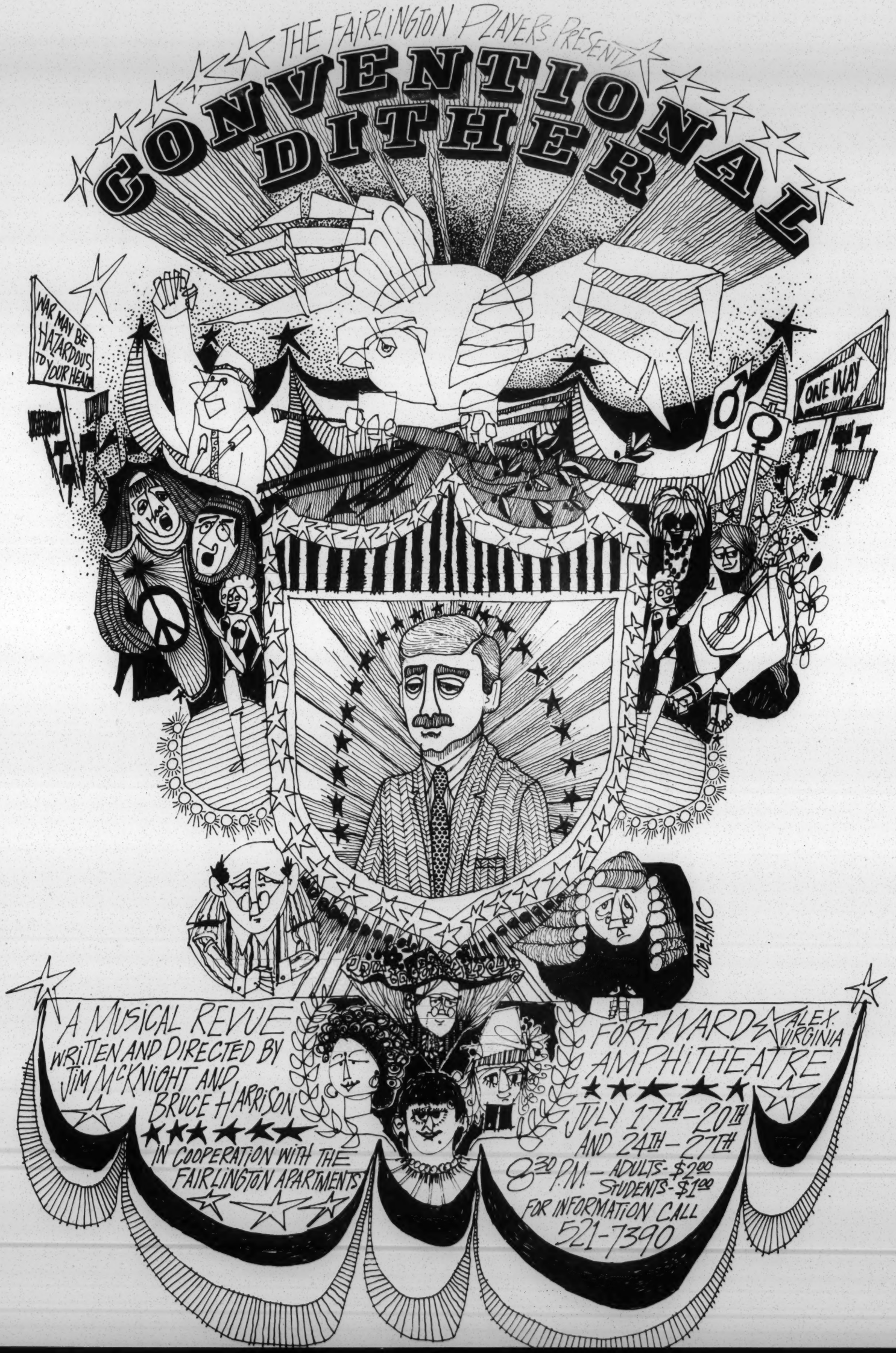
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CONVENTIONAL DITHER
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ONE WAY
A MUSICAL REVUE
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JIM McKNIGHT AND
BRUCE HARRISON
IN COOPERATION WITH THE
FAIRLINGTON APARTMENTS
FORT WARD
ALEX. VIRGINIA
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AND 24TH - 27TH
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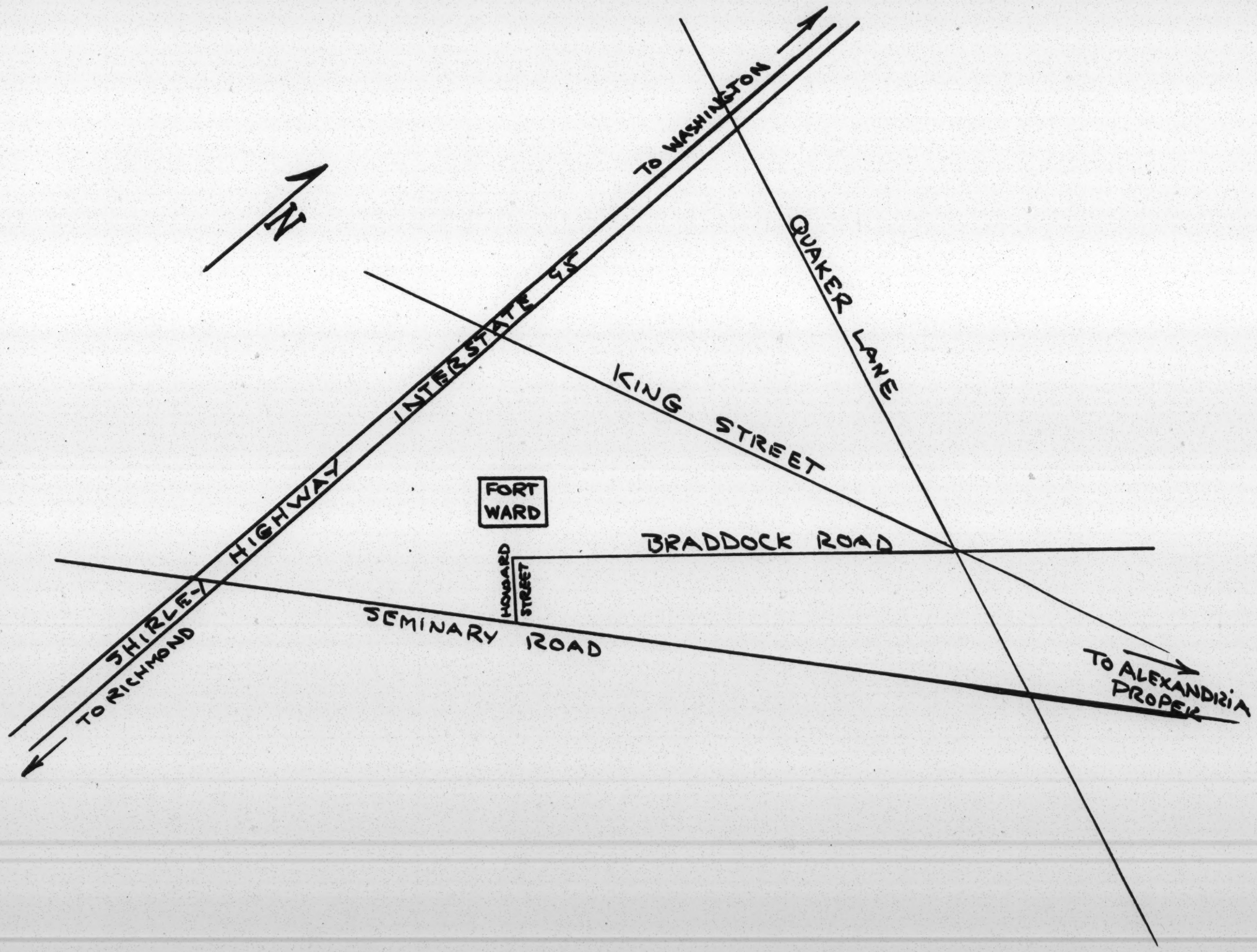
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TO RICHMOND
TO ALEXANDRIA PROPER

LATEST NEWS ON SUMMER FUN PROGRAMS

The Area 1 Neighborhood Planning Council has set up four centers for operation throughout the summer. They are run by local young people with the headquarters at the Teen Center under the direction of Robert Lett. The Teen Center is located at 6640 Georgia Avenue, N.W., telephone 723-2321. The Teen Center offers a program of supervised free activity from 9 AM to 10 PM Monday through Friday. All young people in the community are invited to join in the games, dancing, ping pong, etc. at the Teen Center.

The four Area Centers, serving children and youth of all ages, are at the following locations:

Whittier School 9 AM - 5 PM 629-2456
Morning: softball
kickball
volleyball
other outdoor activities
Afternoon: girls - arts & crafts
boys - track and field at Coolidge

Shepherd School 9-5 723-6800
Morning: trips and excursions
Afternoon: arts and crafts
athletic activities (individual and group)

Takoma - Trinity Church 9-5 723-9662
Morning: arts and crafts
small group activities
ping pong
outdoor activities
Afternoon: arts and crafts
small group activities

Coolidge High School 12-10 PM 723-2321
Afternoon: basketball
baseball
track and field
karate
There is coaching for all the athletic activities and a schedule of games and practice sessions.

Schedules are kept flexible to be able to take advantage of the "Surprise Trips" planned by the Summer in the Parks program and other excursions and special events. Supervised trips are arranged daily to the Takoma pool from each center. One day a week has special craft events such as copper enameling and other more involved activities are arranged by the traveling experts.

Fort Slocum Park is the Area 1 center for the Summer in the Parks Program. Courts for volleyball and badminton, a picnic area with grills, a soft ball diamond and stage are all available. There are movies, jazz shows, puppet shows and other special events planned throughout the summer. A concession stand is being operated daily by the Neighborhood Planning Council. The four Area Centers will be using the Park for some aspects of their programs but it is open to the public as well, of course. The whole summer fun program will run until August 31st.

BICYCLE REGISTRATION SCHEDULE

Here is the schedule for bicycle registration to be conducted by Cadet Hillegas (see story on p. 2 of the INK). HOURS: 10 AM - 3 PM

Mon. July 22	Ft. Stevens Playground 13th and Van Buren Sts. NW
Tues. July 23	Lamond Playground Kansas Ave. & Tuckerman St.NE
Wed. July 24	Truesdell School 9th & Ingraham Sts. NW
Thurs. July 25	Takoma Playground 3rd & Van Buren Sts. NW
Fri. July 26	Rabaut Junior High 2nd & Oglethorpe Sts. NW
Mon. July 29	Rudolph School 2nd and Hamilton Sts. NW
Tues. July 30	Takoma Pool 4th and Van Buren Sts. NW
Wed. July 31	Hamilton Playground 1300 block Hamilton St.NW
Thurs. Aug. 1	Barnard School 5th & Decatur Sts. NW
Fri. Aug. 2	Emory Playground NW Georgia Ave. & Madison St.
Mon. Aug. 5	Ft. Stevens Playground 13th & Van Buren Sts. NW
Tues. Aug. 6	Hamilton Playground 1300 block Hamilton St. NW

TAKOMA POOL SCHEDULE

Free swimming, all ages:
Mon - Fri 1 - 6 PM
Saturday 10:30 AM - 9:30 PM
Sunday 10:30 AM - 5:30 PM
Family swimming:
Mon - Fri. 6 - 9:30 PM
(must be accompanied by adult unless 18)

Adult classes:
Tues & Thurs 7 - 8:30 PM
Children's classes: (ages 7-16, Mon - Fri)
9 AM intermediate and swimmers
10 AM novice and advanced
11 AM beginners (2-6 year olds must be accompanied by their mothers at the small pool 10-11 AM)

A list of the 36 rules concerning the pool can be obtained from the Neighbors, Inc. office.

Neighbors' INK

THE NEWSLETTER OF NEIGHBORS, INC.
(North Washington Neighbors, Inc.)

EDITOR Robert A. Wood 726-6238

JUNE, 1968 Vol. 10, No. 6

6400 GEORGIA AVENUE, N.W. • WASHINGTON, D. C. 20012 • (202) RAndolph 6-3454

JULY 4th DEFEAT BRINGS CHALLENGE FROM JUNIOR NEIGHBORS TEAM

Highlight of the annual July 4th picnic at the Takoma Recreation Center was an 11 inning struggle between the aching bones of Neighbors, Inc. and the Junior Neighbors All-Stars.

The old men surprised their younger opponents by jumping out to an early 8-0 lead, but the old-timers were caught from behind and tied in the eigth inning. Senior Neighbors pulled it out in the bottom of the 11th inning, however, to hand Junior Neighbors their first defeat of the season, 9-8.

July 14th, Junior Neighbors demanded a return match which ended in the score 27-11 . . . again in favor of the old-timers.

As this newsletter goes to press it is uncertain whether the Jr. NI team intends to challenge the old pros again or not.

DID YOU COOK FOR THE A&B FESTIVAL? ? ? ?

Missing a pot or dish? Mrs. Elma Denham till has several unclaimed items from the festival. You can get your dish or pot back by calling her evenings at 723-5652.

A few additional miscellaneous items are still waiting to be claimed in the Festival's Lost and Found". For everything except pots and dishes call the NI office, 726-3454.

MORE FESTIVAL THANKS ...

...TO the NEW WORLD SINGERS who performed so marvelously at the Friday evening reception, and who donated their services to the Festival. Anyone interested in engaging their services may contact Mr. Paul Wood at 32-4492.

... TO THE ESQUIRE BAND, which performed in the Saturday Talent Show. The Band is available for summer bookings; write Billy Pierce, 3637 Warder Street, N.W.

THERE WILL BE NO AUGUST ISSUE OF THE INK publication will resume with the September issue.

ART & BOOK FESTIVAL BIG SUCCESS

No question about it, this year's Art & Book Festival was one of the most successful ever. Although no final figures are available as yet, NI executive director, Ed Hollander indicates that net returns should be in the neighborhood of $5,000.

Thanks are in order to the hundreds of people who are responsible for making the Festival so successful. Mrs. Maija Hay, General Chairman, deserves a special round of applause from the entire NI area.

Three special thanks also to Bob Murray, Physical Arrangements Chairman; Mrs. Peachy Murray, Children's Art Chairman; and Mrs. Blanche Bradley, Garden Booth Chairman, whose names were left out of the program by error.

Grateful appreciation is also extended to artists Phyllis Schwartz, Charlotte Alford, Alexander Russo, and Ming Wang.

Two NI area artists whose work was on exhibit at the festival donated the proceeds of some of their work to the Poor People's Campaign. Mrs. Joanna Vogelsang and Mrs. Maria Tourangeau both donated paintings in the name of Neighbors to be sold for the benefit of SCLC.

Neighbors would also like to take this opportunity to thank the following merchants for their generous contributions to the Art & Book Festival this year:

Banner Liquors, and Mrs. Morton Banner; Baskin-Robbins Ice Cream Store; Posins' Bakery-Delicatessen; Mr. Donut; Hofberg"s Delicatessen; Danny's Pastry Shoppe; Avignone Freres Caterers; Safeway Stores; Hechinger's Stores; Cork and Bottle Liquors; The Art Shop and Gallery; District News Company; Marboro Books; and the Kennedy 5&10¢ Store.

Acknowledgements also to The Kiplinger Association; Mr. Arthur, Principal, Montgomery Cliffs Junior High School; The Washington Ethical Society; the Arlington Unitarian Church; and the Rockville Civic Center.

Without the help of all of these individuals, organizations and businesses, the Art and Book Festival could never have been the wonderful event that it was.

YOUR NEIGHBORS IN THE NEWS

* NI Board Member, John D. Thompson, President of the Vijon Realty Company was elected President of the Washington Real Estate Brokers Association at their recent Annual Election Meeting.

Mr. Thompson, who has been an active member and supporter of Neighbors for years, also serves as Chairman, Board of Trustees at Zion Baptist Church, and is a member of the Metropolitan Washington Board of Trade, Washington Board of Realtors and many other civic and social organizations.

* Richard A. Salem, regional director of the Washington SBA office, who recently announced the establishment of a special program to help small businessmen in Northeast Washington.

* NI residents Edward L. Ericson, and Ralph J. Temple, along with former NI executive director, Mrs. Marjorie Brockman, all of whom had letters to the editor appearing in Washington Newspapers recently.

* Rabbi A. Nathan Abramowitz, spiritual leader of Tifereth Israel Congregation, 7701 16th St. N.W., cited for being one of the first Jewish professors at Georgetown U.

* Mrs. Charles Perry, Sr., NI resident and member, who was recently elected Chairman of the District of Columbia for the United Nations Assiciation, Capital Area Division.

DEFEAT OF ZONING CHANGE WON

Opposition brought by Neighbors against a change from residential to commercial zoning at 12th and Eastern Avenue aided in the defeat of the requested change.

As reported in the last newsletter, petitions containing the signatures of 34 persons who live within a 2-block radius of the property, along with testimony by Mrs. Carol Rende, influenced the decision of the Zoning Commission.

Mrs. Rende, Chairman of the Neighborhood Services Committee, reports that two further appeals for zoning changes are also now being opposed by Neighbors, one at 1200 Tewkesbury Pl. N.W., the other at 7445 Georgia Avenue.

NEIGHBORS JOIN SOLIDARITY DAY; SUPPORT POOR PEOPLE'S CAMPAIGN

Although the June 19th March in support of the Poor People's Campaign came just a few days before the NI Art and Book Festival, many, many members joined in the Solidarity Day events.

In addition, NI members and visitors to the Festival contributed over $230 to the PPC in the form of outright contributions and in pin and poster sales.

VASES FOR FREEDMAN'S HOSPITAL

An NI member has taken on, all by herself, the commendable project of collecting vases for Freedman's Hospital. When taking flowers to a friend recently, Mrs. Cora Pope found that there are no vases for

(cont'd top of next column)

VASES (cont'd)

patients to put their flowers in. Mrs. Pope feels sure that NI members have vases they would be glad to donate and she will pick them up from you if you call her, evenings at 882-6822.

ICE CREAM TRUCK REGULATIONS REVISED

If the jingling sound from ice cream trucks has been getting on your nerves, it may be helpful to know that vendors are licensed by the city and are subject to the Police Regulations and have recently been amended by the Mayor and City Council. Here are some of the major ones which apply in residential areas:

1. Vendors are to ply their trade only between the hours of 7 AM and 10 PM and on Sundays only between 1 PM and 9 PM.
2. Vendors are to remain in any one place only for the length of time it takes to make the sales after having been stopped for that purpose.
3. Vendors are not to interfere with traffic or cause annoyance to residents or passersby.

STUDENT LEADERSHIP CONFERENCE PLANNED

Plans are now underway to offer the students at Paul Junior High an unusual opportunity for leadership training this fall. To be known as the Paul Leadership Conference, the event is planned as a 4-day affair to involve between 50 & 75 students from all three grades.

Mrs. Miriam Platig, key planner for the event, indicates that the central idea behind the Leadership Conference is to provide a forum for potential leaders to consider issues of social change in depth with professional resource people from the community.

Mrs. Platig also says that all kinds of help are urgently needed to complete plans for the Conference. If you are interested in aiding this exciting venture call Mrs. Platig at 723-9547.

BICYCLE REGISTRATION
(See insert for schedule of times & places)

The 6th Precinct has asked us to announce that since 1963 it has been the law that all bicycles be registered. The purpose of the law is to aid the police in the recovery of stolen bicycles and to apprehend those responsible. The registration is also useful in returning the bicycles to their rightful owners. It has been the practice of the 6th Precinct to conduct bicycle registration on Saturdays, 8 AM-4 PM at the station house. Now it has been decided to register bicycles at the various schools and playgrounds located in the 6th Precinct. This will be done in order to obtain more full comppliance with the law and as a convenience to the area's residents.

On the insert enclosed with the newsletter is a schedule of times and places where bicycles may be registered.

AREA PLAY STREETS NAMED

The following streets have been designated as play streets for use in the Street Shower Program by the Department of Highways and Traffic:

7th & Elder Sts. N.W.
5700 block 3rd Pl. N.W.
7th Pl. between Rittenhouse & Quackenbos Sts. N.W.
Ingraham St. between 8th & 9th Sts.
Jonquil St. between 14th & 16th Sts.
Oneida Pl. & 4th St. N.W.

PLAY SCHOOL FOR 3 & 4 YEAR OLDS

The Montgomery County YWCA is now accepting applications for their play school program located at Jessup Blair Park at Georgia Ave. and Eastern in Silver Spring. The school is interdonominational and interracial and meets Mon., Weds., and Fri. from 9 - 11:30 A.M. or 12:15 - 2:45 P.M.

School will begin Sept. 16, 1968 and end May 28th, 1969. For further information on applications and registrations call the YWCA at 656-3366.

NEW SOCIAL SECURITY OFFICE IN AREA

A fourth Social Security branch office has opened at 1244 Taylor St. N.W. to serve residents having ZIP Codes 20010 and 20011.

Office hours for the new office are Mon-Fri, 8:45 A.M. - 5 P.M; Saturday, 9 A.M. - Noon. PHONE: 962-4651.

POLITICS SUBJECT OF SATIRICAL REVIEW

An original, satirical revue loosely based on the theme of political conventions is being presented by the Fairlington Players of Fairlington, Va. Titled, "Conventional Dither" it is being presented July 17-20 and 24-27.

For ticket information call 533-1690; those interested in group rates chould call Mrs. Lori Radloff, 291-4935.

THANKS TO VOLUNTEERS

The following volunteers have been of tremendous service in the Neighbors Office and in general Neighbors programs during the month of June:

Mrs. Laura Arner	Mrs. Louise Manning
Miss Denise Peer	Mrs. Frances Feldman
Mrs. Betty Peer	Miss Babette Feldman
Miss Elsie Cooper	Philip Feldman
Mrs. Ethel Cooper	Mrs. Phyllis Larsen
Mrs. Carrie Leary	Mrs. Blanche Bradley
Terrence Wade	Mrs. Kay Dale
Mrs. Yetta Appel	Mrs. Gerri Berkman
Mrs. Marcy Fenner	Mrs. Mary Wingenbach

WELCOME TO the Rev. Braxton J. Boyd, the new minister of Brightwood Park Methodist Church, 8th & Jefferson Sts. N.W.

FESTIVAL THANKS ALSO . . . .

...TO Craft exhibitor, Merry Eustis for donating a large box of her plastic coated paper flowers. These attractive colorful decorations are now on sale at the NI office, small - 65¢, 2 for $1; large - $1 each.

PLAN AHEAD

We've already suggested that you set aside the date of Saturday, October 5th for the fabulous Andre Watts benefit concert at Constitution Hall, but if you're wondering what to do with the rest of the month why not sign up now to work in the fall membership drive.

Mrs. Barbara Cuban, Membership Chairman wants your help in the drive which will run from October 7th through the 28th. If you can join this important effort please call her at 882-0986.

Mrs. Cuban right now is looking particularly for new NI residents who may be renting in the area. If you know of a new neighbor who is renting, send her name along to Mrs. Cuban so that she can greet them on behalf of Neighbors.

FALSE ALARMS

The Fire Department indicates that an increasing number of false alarms are being set in the NI area, and urges NI residents to report any information concerning them to the Department.

Fire Boxes are now being sprayed with a luminous substance in an effort to detect the suspected young offenders.

SENIOR CITIZENS INVITATION

The Senior Citizens of the Washington Ethical Society are inviting all interested persons in the NI area to visit and join their monthly activities. Open to all, the programs are held at 7750 16th St. N.W. (Corner Kalmia Rd.) For further info, call Mrs. Ross 829-3511.

PUBLIC HOUSING BACKED BY NI AT PUBLIC HEARING

Mrs. Carol Rende, Chairman of the Neighborhood Services Committee, presented the Board-approved endorsement of the Georgia Avenue public housing project for the elderly before a hearing officer for Mayor Washington on July 9th.

In her statement, Mrs. Rende said, "we hope that the Georgia Avenue site will be approved, and we look forward to having the new residents in our community and will welcome them to our area as we do all new residents."

The 48 unit project will be located between Butternut and Dahlia Streets, N.W. on Georgia Avenue.

Fill

INFORM YOURSELF!

HEAR, MEET, QUESTION, CONSIDER
4th WARD and AT-LARGE CANDIDATES
TO D.C. SCHOOL BOARD

WEDNESDAY, OCT. 16, 8 P.M.

PAUL JUNIOR HIGH SCHOOL 8th + Oglethorpe

Note: If you are a registered voter you can vote in the school board election; no special registration is necessary
Election Day is November 5

Meeting Sponsored by: NEIGHBORS, INC., BRIGHTWOOD CIVIC ASSOC, SO. MANOR NEIGHBORHOOD ASSOC, CIVIC LEAGUE OF NO. PORTAL ESTATES, AREA 2-B, P.T.A. COUNCIL, COOLIDGE HOME & SCHOOL ASSOC, ROOSEVELT HOME & SCHOOL ASSOC.

Neighbors' INK

THE NEWSLETTER OF NEIGHBORS, INC.
(North Washington Neighbors, Inc.)

OCTOBER, 1968 Vol. 10, No. 8

6400 GEORGIA AVENUE, N.W. · WASHINGTON, D. C. 20012 · (202) RAndolph 6-3454

SCHOOL BOARD CANDIDATES to SPEAK OCT. 16

AREA SELECTED FOR PILOT STREET CLEANING PROGRAM

In response to the many complaints of area residents about the decline in street cleaning services, Neighbors, Inc. has undertaken with the D.C. Sanitation Dept. to design an improved street cleaning program that will really get and keep the streets in our area clean, by using an alternate-side parking system.

The area selected for the pilot program will be a 15 square block section of Manor Park bounded by Sheridan, 5th, and Oglethorpe Sts., and Blair Rd. N.W. Mrs. Carol Rende, chairman of NI's Neighborhood Services Committee which has been working on this project, reports that a starting date has not been set but that the program should be in operation during the fall.

The alternate-side parking plan will allow the D.C. Sanitation Department's equipment to clean streets thoroughly on a regular, weekly schedule. Two days a week between the hours of 9:30 AM and 2 PM the alternate-side parking restrictions will be in effect. The daytime hours should present a minimum inconvenience to residents in the pilot program area. The Department of Highways and Traffic will install metal signs with the parking restriction information.

This program is believed to be the first use of alternate-side parking in the District, although other major cities have used the method for years.

JUNIOR NEIGHBORS BEGINS FALL PROGRAM

Junior Neighbors started its Fall activities with a camp out at Olney, Maryland at the end of August. At their meetings in September they began to plan a program with more community involvement projects. Their first such activity was distributing leaflets on Sunday, October 6 in the pilot street cleaning area. The group is also planning a dance for November 30 the proceeds of which will be used to buy supplemental books for use in Coolidge High's English classes.

SPORTS SHORTS

The Woody Bartges All Stars beat the Decatur St. Midgets by a 7-6 score in the opening game of the 90 lb. football league.

TO BE HELD AT PAUL JUNIOR HIGH

Neighbors, Inc. is sponsoring a nonpartisan public meeting to provide residents of this area an opportunity to hear the candidates for the Board of Education state their views and qualifications. The meeting will be held on Wednesday, October 16, 8 PM, at Paul Junior High School, 8th and Oglethorpe Sts. NW. Both the at-large candidates and those running from the 4th Ward have been invited. Mrs. Barbara Simmons, chairman of NI's Education Committee, urges all area residents to attend so they will be informed about the candidates in the District's first local election in this century.

Cosponsoring the meeting with NI are the Brightwood Civic Association, the Area 2-B PTA Council, the Northwest Boundary Civic Association, the South Manor Neighborhood Association, and the Civic League of North Portal Estates.

The NI Education Committee will meet immediately following the meeting to consider possible endorsement of candidates. The following evening, October 17, the NI Board of Directors will hold a special meeting called by President Ed Cogen to consider the committee's recommendation and take action on the endorsement of candidates. As are all NI Board meetings, this one will be open to all members. It will be held at Trinity Episcopal Church, Piney Branch Rd. and Dahlia St., NW, 8:30 PM.

NI WINS TWO ZONING CASES

Neighbors, Inc., representing the interests of area residents, won two recent cases before the Board of Zoning Adjustment. NI successfully opposed the requested zoning variance of the National Savings and Trust to permit the storage of used cars at 1200 Tewkesbury Pl. NW. Residents of the Brightwood neighborhood were particularly concerned with this case which could have created an unsightly feature.

Even after the BZA denied the variance, the bank continued to store repossessed cars on the lot. NI notified the Zoning Administrator of the situation and he promptly secured compliance with the BZA order. We are pleased to report that cars are no longer being stored on the lot.

In the second case, Bowman Motors sought variances to extend used car sales and display

continued on page 2

WIN ZONING CASES cont'd from p/1

35 feet into a residential district and to establish an employee's parking lot in the 7400 block of Georgia Ave. NI opposed both requests in testimony before the Board and both variances were denied.

ATTENTION RESIDENTS 3rd & RITTENHOUSE AREA

That eyesore on the northwest corner will be torn down soon. The D.C. government has awarded a demolition contract and the work permit should be issued soon. NI worked - successfully - to have the building condemned and now we are finally about to be rid of it.

NEW THEATER OPENS ON KENNEDY ST.

The Polemic Theater has opened at 1365 Kennedy St. NW, putting on both plays and musicals. For ticket information call 726-5064. We've had no reports yet on their productions. Would anyone care to be drama critic for the INK?

FAUNTROY TO ADDRESS FAIR HOUSING MEETING

The Rev. Walter E. Fauntroy will speak at the annual meeting of Suburban Maryland Fair Housing on Monday, October 14, 8 PM. The meeting will be held in Cedar Lane Unitarian Church, Bethesda. Fauntroy is Vice Chairman of D.C.'s City Council and a Director of the Southern Christian Leadership Conference. The public is invited.

SCHOOL BOARD CANDIDATES MEETINGS

In addition to the NI-sponsored meeting with Board of Education candidates on Oct. 16, the following other meetings will also be held. All start at 8 PM.

Tues. Oct. 15	Takoma Elementary School Piney Branch Rd. & Dahlia St. 4th Ward candidates
Thurs. Oct. 17	West Elementary School 14th & Farragut Sts., N.W. 4th Ward candidates
Fri. Oct. 18	Petworth Methodist Church 32 Grant Circle, NW 4th Ward & at-large candidates
Tues. Oct. 22	Truesdell Elementary School 8th & Ingraham Sts., N.W. 4th Ward candidates
Mon. Oct. 28	MacFarland Jr. High School Iowa Ave. & Webster St., NW 4th Ward & at-large candidates
Tues. Oct. 29	Whittier Elementary School 5th & Sheridan Sts., N.W. 4th Ward candidates

FIRST AID UNIT INSTALLED AT CHURCH

The D.C. Red Cross Chapter reports that a Spanish speaking group, mostly from Latin America, was installed as a neighborhood Red Cross First Aid Unit at Washington Spanish Seventh Day Adventist Church, 401 Van Buren Street, N.W.

THANKS GO TO ARTIST PHYLLIS FRANE for donating one of her watercolors, "Autumn Scene", to NI at the Art & Book Festival.

TAKOMA REC. CENTER ANNOUNCES FALL PROGRAM

The Takoma Recreation Center, 3rd and Van Buren Sts., N.W., has released the following schedule of Fall activities:

Pre-school (registration required)	Mon.-Fri.	10AM - 12 Noon
Shuffleboard Club (senior citizens)	Mon. & Thurs.	10 AM
Ballet class (registration required)	Saturday	10 AM
Drama	Tues. & Thurs.	4 PM
Cooking	Friday	4 PM
Chess Club	Tuesday	4 PM
Crafts	Friday	4 PM
Teen Club	Friday	5 PM
Art Class	Mon. & Wed.	4 PM
Ceramics	Monday	4 PM
Photography	Thursday	4 PM

For further information call the Center, RA 3-8222, Mr. Charles Butler, Director.

OUR BEST WISHES GO TO TOM STALLANS for a quick recovery from a recent operation. His good work on the Neighborhood Services Committee and the membership drive will be missed but we're happy to hear he is doing well.

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* CLASSIFIED ADVERTISEMENTS *

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BASIC FOLK GUITAR: 10 week course in NI area; adults to 9 yrs. $20., must have own guitar. Call Mrs. Black, 726-3281

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OPENINGS NOW:

SPRING KNOLLS COOPERATIVE NURSERY SCHOOL now located in D.C. - Shepherd Park Christian Church, 7900 Eastern Avenue, NW. Call Tamar Fishman, 882-0070.

- - - - - - - - - - - - -

PIANO LESSONS for beginners and advanced. Member, Washington Music Teachers Assn. Music B.A., Brandeis. Musicology grad. work, Univ. of Illinois. Located near Washington Hilton. 232-3015 (WO7-2967 weekday mornings) Please do not call on Jewish Sabbath or Jewish holidays.

- - - - - - - - - - - - -

MUSIC READINESS GROUPS for 5 - 7 year olds introducing rhythm, pitch and other music fundamentals through games, movement, rhythm instruments, improvisation and a simple approach to music notation on a floor music staff. Also pre-school group. Call Mrs. Gluck, 363-9370.

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PIANO INSTRUCTION - combined technique and theory from experienced teacher in NI area. Private lessons $16. per month. Call 882-6742

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ATTENTION HOUSEWIVES, TEACHERS, GOV'T EMPLOYEES

World Gift Co. urgently needs women and men who are interested in earning money on a part-time or full time basis. Be a hostess and receive beautiful imported gifts. For further info. call 396-7822 (days) and 726-3157 (eve).

- - - - - - - - - - - - -

MATURE LADIES NEEDED for baby-sitting in the Shepherd Park and Takoma areas, day and evenings. Call Mrs. Libarkin, 726-7183.

SCHOOL HEIGHT HELD TO 60 FEET; NI TESTIMONY SEEN EFFECTIVE

The D.C. Zoning Commission, in revising the zoning regulations affecting schools, adopted a maximum height of 60 feet for schools in R-1 and R-2 Districts rather than 90 feet as had been proposed. Neighbors, Inc. suggested the 60' limit in testimony presented to the Commission's public hearing. Schools in R-3 through R-5-B Districts will have a 90' maximum. NI supported the other proposed changes, which were adopted, which are designed to permit the Board of Education greater flexibility in the design and location of school buildings.

* * * *

THAT LOST POT OR CASSEROLE DISH

Have you been searching all summer for a lost casserole dish? Perhaps Mrs. Elma Denham has it, for she reports she still has a few pots and dishes belonging to people who prepared food for the Art and Book Festival. To claim yours call her, evenings, 723-5652.

* * * *

YOUR NEIGHBORS IN THE NEWS

LOUIS E. FRY, SR. has been advanced to the rank of Fellow and elected to the College of Fellows of the American Institute of Architects. The honor is bestowed for distinguished contribution to the field.

MRS. BARBARA L. SIMMONS was appointed chairman of the Community Education Platform Committee, formed by the Urban League. The Committee is holding hearings to develop a platform to be presented to candidates for the Board of Education.

MRS. CLEERETTA H. SMILEY was named 1968 Mrs. District of Columbia. A U. of Md. grad, Mrs. Smiley has four children and teaches a course in home economics.

HOWARD JENKINS, JR. was appointed to a second 5-year term on the National Labor Relations Board. The first Negro to serve on the NLRB, he was originally appointed by President Kennedy.

SAMUEL BOTTS, a Howard U. student, had his own series of 1 hour radio shows this summer on WAMU-FM. He titled the series "Voices of Poverty" and devoted it to reporting less well known efforts to combat poverty.

ROBERT A. WOOD attended the Chicago conference of the Community Relations Service, Justice Dept., on behalf of the Washington Urban League and presented a paper on the League's rumor control Center.

RICHARD SALEM has been appointed director of the midwest regional office of the Community Relations Service in Chicago.

YOUR NEIGHBORS IN THE NEWS cont'd

WILLIAM L. TAYLOR has been appointed a senior fellow at the Yale Law School.

TEN COOLIDGE STUDENTS have become semi-finalists in the National Schievement Scholarship program. They were selected from more than 38,000 students from 4,500 schools across the country. Our congratulations go to:

ROBERT H. DAVIS
MICHELLE EDWARDS
DENISE M. FREEMAN
CASSANDRA JACKSON
CAROL L. JENKINS
VINCENT A. LISER
CHERYL L. LOFTON
KENNETH SLAUGHTER
PATRICIA A. TAYLOR
SANDRA A. TURNER

THE REV. CHANNING E. PHILLIPS became the first Negro to be nominated for President at a major party convention when his name was offered at the Democratic Party convention.

* * * *

REMOVAL OF ABANDONED CARS

It seems there's a form for everything these days and the NI office now has a form for use in requesting the 6th Pct. to remove abandoned cars from private property. This is a free service so call us if you need one of the forms, RA 6-3454.

The removal of abandoned cars from public property (streets, alleys, etc.) can still be arranged by a phone call to the 6th Pct. 626-2376, or the NI office.

A little known fact: You can ask the Police Dept. to tow your own car away (for disposal purposes) without charge.

* * * *

DISTRICT 1 COUNCILMAN TURNER RESIGNS

City Councilman J.C. Turner, who was assigned to District 1 which includes the NI area, resigned recently. Philip J. Daugherty was named by President Johnson to fill the balance of Turner's term, which runs until Feb. 1, 1971. The appointment was strongly criticized by D.C. Democratic Party leaders Bruce J. Terris and the Rev. Channing Phillips who pointed out that Daugherty was defeated in the May Democratic Party primary.

GIANT CONSIDERING NEW STORE

In response to questions from area residents, NI has learned from Giant Food that they are considering building a new store to replace the one at Georgia and Underwood which has been closed since the summer. A Giant spokesman said, however, that it will be at least three or four months before a decision is made.

Neighbors' INK

THE NEWSLETTER OF NEIGHBORS, INC.
(North Washington Neighbors, Inc.)

SCHOOL BOARD ELECTION ISSUE

6400 GEORGIA AVENUE, N.W. · WASHINGTON, D. C. 20012 · (202) RAndolph 6-3454

OCTOBER, 1968 Vol. 10, No. 9

NI BACKS SCHOOL BOARD CANDIDATES HOBSON, SESSIONS, MOORE AT-LARGE; MRS. ALEXANDER IN WARD

PUBLIC MEETING ATTRACTS LARGE AUDIENCE

The public meeting with at-large and 4th ward candidates for the Board of Education was a big success, attracting an audience of well over 200 making it one of the largest such meetings in the city. All 15 candidates were present although one, James Jackson an at-large candidate, surprised everyone by announcing he did not wish to speak. Each of the other candidates made a five minute talk and then the floor was opened to audience questions. The meeting was held at Paul Jr. High on October 16 and was chaired by Mrs. Ruth Pearl in the absence of Education Committee Chairman Mrs. Barbara Simmons who was out of town.

The meeting represented an example of successful cooperation among civic and educational groups in the 4th Ward as seven other organizations joined Neighbors, Inc. in sponsoring the meeting. Received too late to announce in the earlier October newsletter were the cosponsorship agreements from the Coolidge and Roosevelt Home and School Assns. The others cosponsoring the meeting were the Area 2-B PTA Council, the Brightwood Civic Assn., the Northwest Boundary Civic Assn., the Civic League of North Portal Estates, and the South Manor Neighborhood Association. Special mention is due the Northwest Boundary Civic Assn. whose name was accidentally left off the meeting flyer.

JUNIOR NEIGHBORS ALSO ENDORSES HOBSON, SESSIONS & MOORE, BUT BACKS MATORY IN WARD

Junior Neighbors, NI's active youth affiliate, sent a delegation to hear the candidates and came up with its own endorsements. They are supporting the same at-large candidates as NI but, seemingly in the spirit of the times, they differ with their elders on the NI Board and have endorsed Mrs. Deborah L. Matory for the 4th ward seat on the school board. Several weeks ago the group decided to take an active part in the campaign and they now plan to meet with Mrs. Matory and campaign on behalf of her and the three at-large candidates.

NEW PHONE FOR JOB AGENCY

The job agency run by Junior Neighbors now has a new phone number, 726-6475, the home of Tim and Jim Thomas. It is set up as a central agency for such jobs as baby sitting, window washing, yard work, etc.

NI BOARD MAKES ENDORSEMENTS

The Neighbors, Inc. Board of Directors has endorsed four candidates for the D.C. Board of Education. For the representative of the 4th ward, in which the NI area lies, the Board endorsed Mrs. Muriel M. Alexander, a retired principal, from among the six candidates seeking the position. For the three at-large seats Neighbors is supporting Dr. John A. Sessions, a current school board member; Julius Hobson, long-time school critic; and the Rev. Douglas Moore, a civil rights leader and former teacher. Backgrounds on all four candidates are on page 2.

The endorsements were announced by NI President Ed Cogen following a special Board meeting held on Oct. 17. The NI Education Committee met the previous night, following the public meeting at Paul, to prepare its recommendations to the NI Board. The Committee recommended the three at-large candidates endorsed by the Board, but for the 4th ward seat the Committee's recommendation was Mrs. Deborah Matory. The Committee also recommended that the Board not endorse more than three at-large candidates and not more than one ward candidate.

AT-LARGE CANDIDATES ON RADIO & TV

The at-large candidates will speak on WAMU-FM (88.5 on FM dial) on Thursday, Oct. 31 and Friday, Nov. 1. The half-hour programs will be broadcast at 4:30 PM and then repeated at 11 PM. The non-commercial station at American University is providing the time free.

The at-large candidates will also appear on WETA-TV, Channel 26, on Thursday, Oct. 31 from 9 to 10 PM. They will give brief statements and then be questioned by education writers from local papers.

CANDIDATES TO SPEAK AT PUBLIC MEETINGS

All of the following meetings begin at 8 PM.

Mon. Oct. 28	MacFarland Junior High Iowa Ave. & Webster St. NW 4th ward and at-large candidates
Tues. Oct. 29	Coolidge High School 5th & Tuckerman Sts. NW 4th ward and at-large candidates
Wed. Oct. 30	Sharpe Health School 13th & Upshur Sts. NW at-large candidates only

BACKGROUNDS OF NI-ENDORSED BOARD OF EDUCATION CANDIDATES

DR. JOHN A. SESSIONS At-Large candidate. A member of the Board of Education for two years and the only incumbent supported by NI; by profession an education specialist for the AFL-CIO; widely recognized as a champion of innovative and liberal school policies; as a member of the Board of Education he has helped move the school system in the direction of team teaching, non-graded classes, relevant curriculum, educational parks, decentralized and community-controlled schools and individualized instruction.

JULIUS W. HOBSON At-large candidate. Out-spoken and widely-known critic of the D.C. schools, filed successful Hobson v. Hansen suit which NI supported by filing its own friend-of-the-court brief; suit resulted in Wright decision outlawing teacher segregation, the track system and unequal per pupil expenditures; economist by profession; has been PTA and civic association president, vice-president of D.C. Federation of Civic Associations, chairman of D.C. CORE chapter; supports greater community control, staff development, new building designs and other reforms.

REV. DOUGLAS E. MOORE At-large candidate. Former teacher, civil rights activist in the South; currently Assistant Shaw Project Director, D.C. Redevelopment Land Agency; a vice-president of D.C. Citizens for Better Public Education and member of National Committee for support of the Public Schools; former President of Leakville, North Carolina NAACP Chapter; a founder and former Board member of Southern Christian Leadership Conference; supports decentralization and community involvement, improved budget procedures, staff development and a performing arts high school.

MRS. MURIEL M. ALEXANDER 4th Ward candidate. Now retired, she established an excellent record as Principal of Kelly Miller Junior High; also a former teacher and guidance counsellor; has worked in elementary through senior high schools in D.C.; a founder of the Washington Urban League and past president of its Board of Directors; for five years chairman of Commissioners Youth Council for Area Z; is a member of the Board of Northeast-Southeast Branch of YWCA; supports smaller classes, staff development, curriculum revision and community schools open seven days a week with extended hours. (Note - Mrs. Alexander should not be confused with at-large candidate Benjamin Alexander who is not endorsed by NI.)

OPEN HOUSE FRIDAY, NOV. 1st AT WIMS'

Post Halloween, pre-election, call it what you will a Neighbors, Inc. OPEN HOUSE will be held Friday, Nov. 1st at the home of Dr. and Mrs. Andrew Wims, 710 Elder St. NW, 9 PM on. In case you've been wondering, an Open House is just a neighborhood party for all of NI, it's informal and fun . Plan to come and enjoy yourself .

COUNTRY FAIR ON NOVEMBER 11th

The Zion Baptist Church will hold its Country Fair all day long, 4850 Blagden Ave. NW. Dinners, booths and exhibits are some of the attractions. The 11th is Veterans Day - a holiday - so plan to come. Chairman of the event is John Thompson, call him for further info, 882-3456 days; 723-4875 eves.

ELECTION DAY IS NOVEMBER 5 THE POLLS WILL BE OPEN IN D.C. FROM 8 AM TO 8 PM. IF YOU REGISTERED TO VOTE AT ANYTIME IN 1968 YOU ARE ELIGIBLE TO VOTE IN THE SCHOOL BOARD ELECTION AS WELL AS THE PRESIDENTIAL ELECTION. TO FIND OUT WHERE TO GO TO VOTE, CALL THE BOARD OF ELECTIONS, 347-5548. VOTE! VOTE! VOTE!

NEIGHBORS, INC.
North Washington Neighbors, Inc.
6400 GEORGIA AVENUE, N.W.
WASHINGTON, D.C. 20012

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5 Forsyth St., N. W.
Atlanta, Georgia 30303

Neighbors, Inc.

6400 GEORGIA AVENUE, N.W. • WASHINGTON, D. C. 20012 • (202) RAndolph 6-3454

Edward S. Cogen
PRESIDENT

Edward S. Hollander
EXECUTIVE DIRECTOR

November, 1968

Dear Member:

The 1968 - 69 membership campaign is now underway. As we did last year - in our most successful membership drive to date - we are "billing" our members for the annual dues in the expectation that their prompt and generous responses will allow our Membership Committee to devote its energies to the important task of gaining new members. For this plan to succeed, however, we need your help.

Your generous support in recent years has helped provide us with the financial means to fulfill our ambitious goals. But as we have matured our ambitions have grown - and so have our monetary needs. The enclosed copy of NI's Annual Report for 1968 highlights the work we have accomplished in the past year, and contains a financial report. This program urgently needs your continued support.

WOULD YOU PLEASE, THEREFORE, RETURN YOUR MEMBERSHIP IN THE ENCLOSED REPLY ENVELOPE PROMPTLY. WE HOPE YOU WILL BE ABLE TO INCREASE YOUR CONTRIBUTION THIS YEAR.

Many thanks for your continued support.

Sincerely,

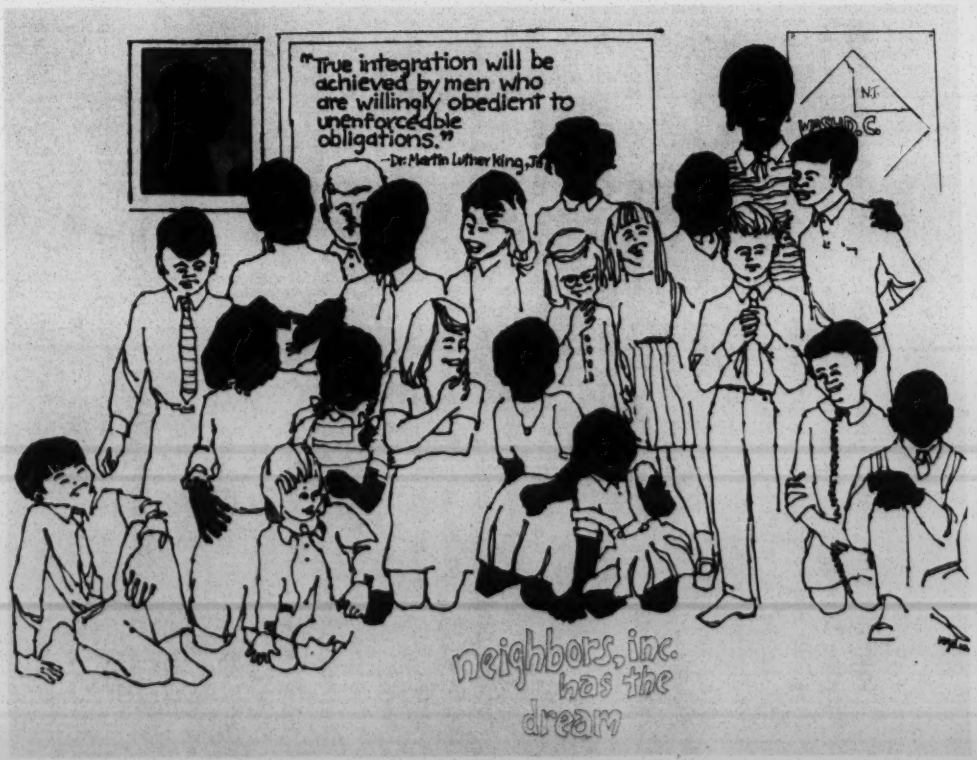
Edward S. Cogen

Edward S. Cogen
President

an intown, integrated, interesting community

Neighbors, Inc.

10th Annual Report — 1968



Our Tenth Year

Initially concerned primarily with neighborhood stabilization through integrated housing, we have discovered that the experience of living in an integrated neighborhood has replaced stabilization as a goal in itself by a total involvement in all those areas of mutual interest which make neighborhood stabilization inevitable. In the year when the Kerner Commission's report of racial polarization was the talk of the land, Neighbors, Inc. and its members were actively at work bucking that trend. We have become a *community* organization in the true sense. And as the organization of an integrated community we continued to show that people of different ethnic and economic backgrounds can live together as good neighbors and work jointly for common goals. By our activities — and our successes — we have developed techniques which are being applied elsewhere and the organization continues to receive inquiries from all over the country for information and guidance. In the past year requests have been received from individuals and groups in Atlanta, Richmond, St. Louis, Baltimore, Minneapolis, Seattle, Los Angeles, and other cities.

Community Development

This year has seen support from the membership, in the tangible form of dues, increase by about 80% over last year, while our membership of almost a thousand families represents about 10% of the households in the 250-block Neighbors area. These 250 blocks are known as a pleasant, tree-lined area and the meticulous, vigilant, and time-consuming activities of the Neighborhood Services Committee must be credited in large part for maintaining this atmosphere. As part of its concern for the neighborhood, the committee this year proposed to the Sanitation Division a plan which has been approved for temporary unbalanced parking to allow thorough street cleaning, to be tried on an experimental basis initially in one section of our area. The committee has been involved in dozens of zoning battles, condemnation proceedings, and actions to eliminate housing code violations in the area, most of which, fortunately, have been successful. The intense, and successful, activities of this committee have made Neighbors, Incorporated an organization to be reckoned with in these city matters.

Concern with transportation planning in the city and its impact on residential communities has continued to occupy our attention this year. NI has maintained its opposition to freeway construction because it would be at the expense of housing and neighborhood integrity. It has continued its active role in pressing for an adequate rapid rail transportation system through the activities of the Transportation Committee and its representative on the Emergency Committee on the Transportation Crisis.

The city's plan for building a new police station provided NI another opportunity to work on community development. Our testimony before the National Capital Planning Commission resulted in its recommending to the District Government NI's plan to include community facilities as a means of improving police-community relations.

Work for Good Schools

Our tenth year has seen Neighbors' involvement in problems of urban education intensified. The Passow Report on the school system in the District of Columbia was the subject of a thorough analysis by a special Study Group set up by our Education Committee and conducted jointly with the Area 2-B PTA Council. Its work resulted in a lengthy report to the Board of Education which contained 93 recommendations for improvement of education in the District schools. Top priority was given to a recommendation for the establishment of Staff Development Centers. In its report to the Board of Education, the Study Group stated, "Quality education cannot solve all the problems of a sick society, but like it or not, the school carries the major burden of preparing each generation for the responsibilities of citizenship. We want children who will stay in school, not drop out, who will acquire greater skills, and broader learning, and become productive members of our society. Our biggest investment and commitment, therefore, has to be made in the schools."

Our efforts were indeed encouraged greatly by the action of the U.S. Office of Education in approving $100,000 (the full amount requested) for the establishment of an Institute for Educational Development in our area. This plan, largely prepared by Neighbors, is an extension of the "University of Maryland" plan previously developed by NI and funded on a limited scale by the University and the D.C. Board of Education. The U of M plan was in operation in the 1967-68 school year and 43 student teachers received training in NI area schools. The Institute, established under the Office of Education grant, will begin its operations in the fall of 1968. The Institute is designed to serve as the mechanism for a continuing study of the NI area schools and their needs and as a means of introducing innovations in teaching techniques into the schools.

Concern over the poor design of the new Takoma Elementary School led us into a city-wide effort to change the outmoded and inflexible design and site selection procedures of the Board of Education and the District Government. As the result of NI's lead in forming a city-wide Ad-Hoc Coalition on School Design and Site Selection, the Board of Education has adopted a procedure for community participation, and the City Council has agreed to consider changes in the District Government's procedures relating to building schools.

Youth Activities

In the field of youth activities, Junior Neighbors, a group of area teenagers sponsored by NI, had one of their most active years. Their program included a charity drive for toys and clothing at Christmas time, a clean-up campaign around Coolidge High, work in the emergency centers during the April civil disorders, and a petition drive urging the appointment of Dr. William Rountree as Coolidge's new Principal. The group also set up their own central job agency and arranged exchange visits with an organization of students in East Northport, Long Island, New York. Junior Neighbors' challenge to NI resulted in the now-historic athletic contests in basketball and softball. Late in the 1967-68 membership year NI agreed to become the sponsor of the Woody Bartges Boys Club, a teenage group also active in our area. The Club is the 6th Precinct Police Boys Club.

Other Programs

Although in this report we have highlighted certain activities and accomplishments of our tenth year, the work of all of NI's standing committees serves as the basis for the organization's service to the community. The Real Estate Committee, through its Housing Seminars, the still-active Housing Information Service, and its assistance to suburban groups, continues to fight for fair housing in the District and its suburbs. The Recreation Committee has continued its concern with the health and well-being of our neighborhood youth, The Membership, Finance, and Publicity Committees serve obviously vital functions, as have the special committees which have organized the successful House and Garden Tour and the Art and Book Festival. The latter event in particular has become an institution of ever-increasing popularity in this city and continues to grow in scope and attendance. This year's Winter Dance, a first experiment in this type of activity, was thoroughly enjoyed by an overflow crowd. Finally, the Legislative Committee helped to prepare testimony for NI's presentation to House and Senate Committees, the City Council, and to special bodies such as the National Commission on Urban Problems (the "Douglas Commission").

Beginning Our Eleventh Year

In this year of urban turmoil, in which we have suffered the loss, by assassination, of two great leaders, the Reverend Dr. Martin Luther King, Jr. and Senator Robert F. Kennedy, when our city has tasted the violence which erupted from long-smouldering injustice and has seen the Poor Peoples' Campaign come and go with few tangible results to show, we have, both as an organization and as individuals, come to see very clearly that our commitment is not only to the development of our own area, but must inevitably be to the progress of the entire city. We solve our own problems best by solving those problems common to us all.

FINANCIAL STATEMENT Fiscal 1968
(September 1, 1967 to August 31, 1968)

CASH ON HAND 9/1/67		$ 5,579.61
INCOME		
Memberships, total	$ 7,081.00	
February Dance, net	592.71	
Joe Glazer Concert, net	331.87	
Art & Book Festival, net	4,007.13	
Contributions	1,416.76	
Miscellaneous	100.81	
TOTAL INCOME	$13,530.28	13,530.28
TOTAL ASSETS		$19,109.89
EXPENSES		
Salaries, professional & sec'ty	$11,004.59	
Social Security & Other Taxes	653.68	
Rent	1,500.00	
Insurance	270.65	
Telephone	385.57	
Printing	1,030.27	
Postage	766.82	
Office Supplies & Equipment	851.20	
Community Projects & Support	422.69	
Membership Drive Expenses	339.69	
Watts Benefit Concert, advance	450.00	
Miscellaneous	38.16	
TOTAL EXPENSES	$17,713.32	17,713.32
YEAR END BALANCE (Cash on Hand 8/31/68)		$ 1,396.57

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NEIGHBORS, INC. is a non-profit civic and educational organization working to maintain and improve our community – the neighborhoods of Brightwood, Manor Park, Shepherd Park and Takoma (D.C.). Over the past ten years the organization has recorded substantial achievements on behalf of our community. Although originally supported by foundation grants, Neighbors, Inc. is now entirely self-supporting from membership dues and fund raising events. Memberships and contributions are tax deductible.

NEIGHBORS, INC. works to promote an integrated community, based on the belief that persons of different ethnic and economic backgrounds can live together as good neighbors and work jointly for common goals. We invite you to join and work with us for an "intown, interesting, integrated community."

Cover Drawing by *Joanna Vogelsang*

Neighbors, Inc.

6400 GEORGIA AVENUE, N.W. • WASHINGTON, D. C. 20012 • (202) RAndolph 6-3454

Neighbors' INK

NOVEMBER 1968

Vol. 10, No. 10

THE NEWSLETTER OF NEIGHBORS, INC. (North Washington Neighbors, Inc.)

6400 GEORGIA AVENUE, N.W. • WASHINGTON, D. C. 20012 • (202) RAndolph 6-3454

VOTE NOV. 26

SCHOOL BOARD RUN-OFF ELECTION

DR. JOHN A. SESSIONS

Dr. Sessions, an at-large candidate, has been a member of the Board of Education for two years. By profession an education specialist for the AFL-CIO, he is widely recognized as a champion of innovative and liberal school policies. A strong supporter of the Skelly Wright decision, has helped move the school system in the direction of team teaching, non-graded classes, relevant curriculum, educational parks, decentralized and community controlled schools within a framework of District-wide standards and attention to the rights of teachers, individualized instruction.

MRS. ANITA FORD ALLEN

Mrs. Allen, an at-large candidate, has been Vice President of the Board of Education for over a year; was chairman of the Board's Executive Study Group on the Passow Report. By profession a specialist in the U.S. Office of Education working to improve education for disadvantaged children. Supports intensive program of individualized instruction, keeping buildings open early and late for educational and community purposes, professional treatment for teachers, updating vocational programs to current technology, administrative decentralization and community control; supports the Skelly Wright decision

TWO at-large members to the Board of Education will be elected in this run-off. Therefore you will have TWO votes which Neighbors, Inc. urges you to cast for SESSIONS and ALLEN. The polls will be open from 8 AM to 8 PM and, for government employees, the same time-off regulations will apply as did for the Nov. 5 Presidential and school board election. For further information about voting call the Board of Elections, 347-5548. VOTE - TUESDAY, NOVEMBER 26 !

PSYCHO-SOUL THEME FOR JR. NEIGHBORS DANCE

Junior Neighbors has selected a theme of "Psycho-Soul" for their dance to be held on Nov. 30 at Agudath Achim Synagogue, 13th & Tuckerman Sts. NW. Tickets will be by advance sale only, for information call 726-1419 or 726-1226. The proceeds will be used to buy supplemental books for Coolidge's English classes and library.

MEMBERSHIP OPEN TO ALL IN AREA

Junior Neighbors President Ted Hagans wishes to announce that membership in the group is open to all high school age students in the area. He said that while the majority of their membership attends Coolidge they will welcome NI-area youth who attend other schools. For further information, call the numbers above.

JOB AGENCY REMINDER - the phone number for this helpful service run by Jr. Neighbors is 726-6475 (after school hours). Babysitting, household chores, etc.

MEMBERSHIP DRIVE OPENS

The 1968-69 Neighbors, Inc. membership drive is now underway. All NI members will soon receive a dues notice in the mail and are urged to respond promptly and generously.

Mrs. Barbara Cuban, chairman of the Membership and Hospitality Committee, has organized a major effort at gaining new members for NI. She has rallied nearly a hundred canvassers who are now in the area knocking on doors.

WARD 4 RUN-OFF ELECTION ALSO NOV. 26

The run-off election in the 4th Ward will be held Tuesday, Nov. 26 between Mrs. Muriel M. Alexander, who has been endorsed by Neighbors, Inc., and George W. Mitchell. As was pointed out in the last newsletter, Mrs. Alexander should not be confused with at-large candidate Benjamin Alexander who is not supported by NI.

MANY THANKS TO OUR VOLUNTEER WORKERS They do a great job and the organization could not operate without their dedicated work. HATS OFF TO:

Mrs. Winifred MacNair
Mrs. Yetta Appel
Mrs. Mary Kennedy
Mrs. Frances Davis
Mrs. Mary Jacobs
Mrs. Elise Murray
Mrs. Evelyn Tuckson
Mrs. Inez Smith-Green
Mrs. Evelyn Sparkman
Mrs. Audrey Marcus
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Mrs. Linda Kenyon
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Mrs. Ethylyn DeStefano
Mrs. Judy Cohen
Mrs. Gay Sa'adah
Mrs. Barbara Libarkin
Mrs. Patricia Steinback
Miss Mary Wallace
Mrs. Laura Arner
Mrs. Peachy Murray

JUNIOR NEIGHBORS:
Neil Rodgers
Kerry Slaughter
Katrina Valentine
Drexel Yarborough

YOUR NEIGHBORS IN THE NEWS

HARRY H. JOHNSON, a recent Coolidge grad, won a $1,000 scholarship in a nationwide essay contest sponsored by Burger Chef.

RABBI A. N. ABRAMOWITZ has been elected President of the Washington Board of Rabbis. He was also appointed to the faculty of Georgetown Univ. where he teaches a course in Judaism. Rabbi Abramowitz' pulpit is at Tifereth Israel Congregation, 16th & Juniper

MRS. JOAN HOWELL, a housing consultant to the Wash. Board of Realtors, was the speaker at a property management class at American University.

MRS. CLEERETTA SMILEY, 1968 "Mrs. District of Columbia," won third prize in the adult entertainment competition in the national Mrs. America finals held in Minneapolis. Mrs. Smiley, mother of four and a teacher at Rabaut Jr. High, was one of two Negro women in the contest.

OPEN HOUSE DECEMBER 6th
PRE-SEASON "DESSERT-IN DECEMBER 13th

Avoid the Christmas-time rush - party now! Come to the next open houses:

Friday, December 6th	Friday, December 13th
9 PM	9 PM
Larry & Willo White's	Mary & Lorenzo Jacobs'
520 Aspen St. N.W.	1414 Juniper St. N.W.

The Open Houses are a fun feature of NI-area life. The Jacobs are adding a new twist to theirs, calling it a Pre-Season Dessert-In which means there will be holiday goodies to eat. Open Houses are informal so bring yourself, a friend, BYOL.

DAUGHERTY SWORN IN AS COUNCILMAN

Following his appointment by President Johnson and confirmation by the Senate, Philip J. Daugherty has been sworn in as a member of the D.C. City Council. He succeeds J.C. Turner as one of the District 1 Councilmen. Daugherty has a record of community service going back many years including serving on the Commissioners' Human Relations Council, the Executive Board of the metropolitan Urban Coalition, the Board of UPO and the Public Health Advisory Board. He is a Vice President of the Md.-D.C. AFL-CIO and an Executive Board member of the Greater Wash. Central Labor Council.

CLASSIFIED ADVERTISEMENTS

PIANO INSTRUCTION - combined technique and theory from experienced teacher in NI area. Private lessons $16 per month. Call 882-6742

WILL ADDRESS X-MAS CARDS AT HOME - for information call 829-3767.

MOTHER WILL PROVIDE BABYSITTING IN HER HOME Shepherd area, for info call 882-3479.

* * * * * * * * * *

VOLUNTEERS are needed for the Paul Home & School Assn. publicity committee, a variety of jobs, especially sought are persons with background in communications media, please call Mrs. Martha Gladden, 829-2825.

NEIGHBORS, INC.
North Washington Neighbors, Inc.
6400 Georgia Ave. N.W.
Washington, D.C. 20012

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Neighbors INK

DECEMBER, 1968

VOL. 10 NO. 11

EVERETT WALDO, EDITOR 726-0729

THE NEWSLETTER OF NEIGHBORS, INC. (North Washington Neighbors, Inc.)

6400 GEORGIA AVENUE, N.W. · WASHINGTON, D. C. 20012 · (202) RAndolph 6-3454

A STORY FOR THE SEASON

Susan has spent nearly five of her 7 years in Junior Village, the D.C. home for children whose families can no longer care for them. She has two brothers, Robert and John, and two sisters, Sandy and Sherril, who have also spent more than four years at Junior Village.

These five have a vivid recollection of their parents. Between looking for jobs and working at the ones she found, the mother was seldom home. In spite of the little care she gave her children, the mother appears to them saintly in contrast to the angry brutality of their father who never worked.

Susan and her brothers and sisters first went to Junior Village one January in an emergency when the family had been evicted. They were there for only three months when the family was reunited. Although the father disappeared for three weeks, the mother vowed she would keep the family together and "things" would go better. But things never did go better, and subsequent "emergency" trips to Junior Village became longer and longer. The last one was for more than two and one-half years.

At Junior Village there was always good food, a place to sleep, and clothing. There were activities and trips, play equipment and lots of space to wander about. But John was always fighting and always lost; Robert withdrew, talked to no one, and didn't play. Susan cried most of the time and Sandy refused to wash or ever comb her hair. Sherrill played hooky from school at least twice a week. Each of the five became either silent and listless or defiant and destructive.

Then they were placed in a foster home. The new "parents" were two single women who bought a big house just in order to become parents to the Five. One of the parents quit working to be the mother at home, the other continued to be the breadwinner.

John still picked fights and Robert still would not talk. Susan cried all night every night and Sandy was still dirty. But Sherrill began to stay in school.

(continued on page 4)

NI CANDIDATES ALL WIN
NEW SCHOOL BOARD TO TAKE OFFICE JANUARY 27

January 27, 1969 will mark a new era in Washington, when the first elected school board will take office.

All of the candidates supported by NI were successful in their bids for votes. They are At-Large Board Members Allen, Hobson, and Sessions. Mrs. Anita Allen, and Dr. John Sessions have served previously on the Board by appointment. Mr. Julius Hobson's interest and knowledge of D.C. School matters is well-known to all NI residents.

Mrs. Muriel Alexander of the NI area was successfully supported by NI, and will represent Ward 4. Mrs. Alexander has a lifetime of work in District Schools behind her so is familiar with all the problems she will face on the new Board.

Three ward members and two of the at-large members will serve for one year, and will be up for election in November 1969. The other six, 5 ward and 1 at-large, will serve three-year terms and be up for election in November 1971. Which members will serve one-year terms will be determined by drawing lots before January 27. Subsequent elections will be held every two years, terms being for 4 years. Members will be able to succeed themselves.

NEW FREEWAY PLAN A VICTORY

Joe Hairston testified on December 10th before the National Capitol Planning Commission and the D.C. City Council at their freeway hearing at Kelly-Miller Jr. High.

Shortly thereafter the NCPC and the Council voted adoption of a new, abbreviated freeway plan, eliminating the two most controversial elements, the North Central Freeway and the Three Sisters Bridge.

Mr. Hairston emphasized that more freeways involve us in a continuing spiral of more-cars-need-more-highways-draw-more-cars etc. And a car-bound commuter will be a hard man to persuade to ride rapid rail transit. Hairston added that no citizens organization in the District favors the freeway plan. He said further that if the City Council represents the citizens in any way, it therefore must respond to the residents' unified position against freeways. Hairston took notice of the feeling that the present council is willing and eager to listen to the citizens. (continued on page 4)

INSTITUTE FOR EDUCATIONAL DEVELOPMENT

A long-time in planning, and little-known by most NI residents, the Institute for Educational Development is a major cooperative educational landmark, and is now a going concern within our NI schools. The District of Columbia Public Schools, the University of Maryland, and this community cooperated to develop the Institute which is now funded under Title III of the Elementary and Secondary Act of 1965 through the US Office of Education. Its main thrust will be toward staff and curriculum development in Coolidge, Paul, Rabaut, Brightwood, Takoma,Whittier and Shepherd Schools.

The Teacher Education Center started in September, 1967, emphasizing pre-service and in-service programs for teachers. Not only school personnel, but parents, and other community people will become involved in the program. The elementary Center has 22 student teachers and 31 student observers. Five of last year's student teachers are now regular teachers in the Center Schools. The Secondary Center has also 22 student teachers and 23 student observers. One former student teacher is now at Coolidge.

The in-service program is more than merely student-teaching. Workshops in individualized instruction as well as in team teaching will be conducted. Analysis of teacher behavior, and teaching styles will be provided.

The Institute is administered by a director, Mr. Latinee Gullattee, and two Center coordinators. An advisory board is made up of principals, teacher and parent representatives, and representatives from the University of Maryland, the DC Public Schools, and Neighbor's, Inc.

Three subcommittees are now working on the development of proposals in the areas of Curriculum and Instruction, Staff Development and Publicity. Request for refunding for the 1969-70 school year will be made to USOE early in 1969.

ZONING SURVEILLANCE CONTINUES

After long and tedious efforts on the part of Carol Rende and the Neighborhood Services Committee, the dangerous and unsightly building at 3rd and Rittenhouse was razed. The vacant lot there is a relief.

However, Mrs. Rende continues the fight on behalf of the area residents. On November 27th Mrs. Rende testified before the Zoning Commission in opposition to a change of zoning for the 3rd and Rittenhouse site. The owner of the land seeks to build an apartment house and sought the zoning change to double the density allowed by the present zoning. At press time for the INK, the Zoning Commission had not ruled on the case.

Also on the 27th, Mrs. Rende stated in testimony before the Zoning Commission, NI's opposition to changes in zoning at 215 Cedar street, N.W. Mrs. Rende warned the Commission against growing speculative activities in the areas close to planned rapid transit stops, such as the Cedar Street location. She urged the Commission to deny the present request unless and until the owner presents reasons for the zoning change.

COOPERATION MARKS STREET CLEANING PILOT PROJECT

The street cleaning program planned for a selected area of Manor Park began in November with good cooperation from residents, it is reported. The 15-square block section, bounded by Sheridan, 5th, Oglethorpe and Blair Road, NW, has sprouted special signs instructing auto parkers when not to park. Mrs. Carol Rende's Neighborhood Services Committee worked out the plan with the DC Sanitation Department.

NI JOINS TAX REFORM GROUP

The Committee for Tax Reform in the District of Columbia has advocated steps to broaden the tax base and raise more money. The NI Board has chosen to join this group. A report by tax consultant L.L. Ecker-Racz has been studied by the group and considered as a basic working document.

Both local revenue resources and the Federal payment are under consideration by the Tax Reform Committee. Immediate and long-run reforms have been suggested.

NI URGED GET-OUT-THE VOTE EFFORT

In advance of the November 26 school board run-off election, NI President, Ed Cogen wrote to District and US officials and newspapers urging each of them to do all in their power to get out the vote.

The Chairman of the Civil Service Commission, the Chairman of the DC Board of Elections, Mayor Washington and the three daily newspapers were addressed. The voter turn-out was less than overwhelming, in spite of these and other efforts. Mayor Washington replied to the NI letter describing his efforts and thanking NI for its concern.

NEW EDITOR FOR NEWSLETTER

Neighbors's Ink now has a new editor appointed by the Board at its November meeting. Everett Waldo of the Takoma area now fills the place vacated by Chip Wood in the summer. Mr. Waldo is a staff member of the U.S. Commission on Civil Rights, served on the staff of the Kerner Commission last year, and previously was an education specialist in the HEW school desegregation program.

BOARD VACANCIES FILLED

Bill Denham has been appointed to serve as Social Services Committee Chairman, an important leadership position which has been vacant far too long.

Chris Mould will now serve as Publicity Committee Chairman, replacing Chip Wood who resigned, due to increasingly heavy duties with the Washington Urban League.

NEW VACANCIES have occurred with the resignation of Ray Thelwell as the Shepherd Neighborhood Representative, and of Greg Swanson, Board Secretary. A search for new people to fill these slots is now underway.

MEMBERSHIP DRIVE CONTINUES

Volunteer Canvassers have been prowling the neighborhoods signing up new members and renewing membership of old members. The Drive is under the direction of Mrs. Barbara Cuban, chairman of the Membership Committee. Mrs. Cuban reports a growing interest in Neighbors' as a result of the many doors which have been knocked on.

Continuing activities of Mrs. Cuban's Committee include open houses for new members like the one held at Willo and Larry White's in December, and a team of visitors who call upon new residents at their homes to welcome them.

Information on your new neighbors can be given to Mrs. Cuban by calling 882-0986.

NI SPEAKER ASSISTS SUBURBAN GROUP

Mrs. Martha Graham, former chairman of NI's Real Estate Committee spoke recently to a meeting of the Chillum-Ray Civic Association in Prince Georges County. In her talk she emphasized the early efforts of NI toward stabilization of the neighborhood. During the question period she made those experiences relevant to the suburban group's problems.

OUR NEIGHBORS IN THE NEWS

NORMAN YOUNG, Senior at Coolidge, was named to the first offensive, All-Metropolitan High School All Star Football Team, as well as to the Interhigh West All Star Offensive Team.

ERNEST WEBSTER, another of our Coolidge Seniors, and also on the Interhigh West All-Star Offensive Team, was named to the second, All-Metropolitan High School All-Star Football Team.

THURMAN HARMON, also at Coolidge, was named to the Defense of the Interhigh West All-Star Team.

WANDA PHILIBERT was recently featured in the Washington Post with her two Viet Nam War Orphans.

MRS. BARRINGTON D. PARKER has been named alternate National Committeewoman for the DC Republican Committee.

NEWLY ELECTED OFFICIALS INVITED TO NI AREA

On behalf of NI and our Real Estate Committee, Mrs. Esther Peterson is giving her time and gracious manner in order to write to newly elected Senators and Congressmen, telling them about the advantages of living in our area, and inviting them to do so when they move to Washington. Senator Charles Goodell (R-NY) and Representatives Brock Adams (D-Wash) and Donald M. Fraser (D-Minn) have sent letters to the newly elected members of each house urging them to live in the District.

THE WEEK'S COLDEST WEATHER REPORT

"The last few days have been very cold, registering 8-12 degrees below zero. They have been beautiful to look at from the inside but slightly trying to be out in. The Pine Grosbeaks don't seem to mind and are eating the frozen apples on the trees."

(From the Hardwick, Vermont Gazette. What hot or cold reporting styles appear in your hometown newspaper? Would you send them in to us, please.)

BRIGHTWOOD ELECTS NOMINATING COMMITTEE -

at the annual meeting November 18th held at the home of Dr. and Mrs. George W. Snowden. Featured speaker was school board candidate Mrs. Muriel Alexander. Elected to serve one year terms on the Nominating Committee were Mrs. Luveta Gresham,(RA 6-7878); Miss Idella Murray (723-3190) and Dr. George Snowden (TA 9-8651).

EDITORIAL COMMENT

Neighbors, Inc. is a respected community organization with recognized influence in city affairs. Neibhbors provides a means for residents to deal effectively with the complexities of our local government.

At the same time, residents who identify with the organization also come to identify with each other. The organization therefore serves important personal needs as well as community action.

"A Story for the Season", appearing on page one, illustrates something about being neighbors at the personal level. The Freeway and School Board Election stories demonstrate effectiveness on the community.

Your editor believes in the practical necessity of both levels. We intend that the Neighbors' Ink will serve both levels.

I have already called upon each Neighborhood Representative to find reporters in his area. Those reporters, and the Reps, and many others, will be called upon to help make this newsletter an effective instrument to serve the needs of Neighbors' neighbors.

FREEWAYS (continued from page one)

Hairston also raised the question of when do cars go, when they get to the end of the freeway. Another question was t hat of additional parking areas needed, and the loss of valuable downtown land to parking space.

Since the NCPC and Council adoption of the new plan, there has been considerable negative rumbling from some suburban interests. However, it is worth pointing out that every suburban county and municipality passed bond issue referendums to finance the rapid rail transit program with plenty of margin.

Mr. Hairston said later, that there is still a long way to go, but that he had some hope that Congress would listen to the will of District residents regarding the freeways, and listen to suburban residents regarding rapid transit, and act responsibly for the best interests of both groups.

***** CLASSIFIED ADS *****

PIANO INSTRUCTION - combined technique and theoru from experienced teacher in NI area. Private lessons $16 per month. Call 882-6742.

LIBRARY JOB, ASSOCIATED PRESS. perm. pos. $88/wk. to start, some typing, b.s. Degree not required, interest in the news helpful. call Austin Scott 234-5400

STORY (continued from page one)

The first Christmas the family was together, the parents wondered how a family-style Christman would turn out. There was no way to know. Nothing was sure, everything was chaos. At Christmastime the Five talked more about their real parents than they had earlier. They said mostly that they hoped their real mother and father would not find them and take them away.

In the year and a half since they have been in their new home, some changes have be gun. John's fighting has been turned toward team sports; Robert's shell is broken, but the emerging Robert is badly damaged. Susan's crying stopped long before the rocking chair began to wear out, and Sandy has discovered she is pretty. She and Sherill are young ladies now.

Their new parents attribute many of the changes to the care and concern shown by their neighbors. Neighborhood fathers have been important men in the lives of John and Robert. School friends and their families have helped each of the Five in different ways. Scout leaders, recreation directors, and church people have given care and support. But most of all a sensitive school principal and a concerned faculty have given invaluable guidance both to the children and their "parents".

Christman 1968 is one full of certainty for the Five. Last years' decorations are signs to them of security. Wheras Christmas was never sure and always chaotic, this year there is a common expectation that Christmas will indeed come.

There is still a lot of noise in the new big house. But it has changed: there is more laughter and fewer tears. When there is silence it is not the dreadful silence of fear, but the silence of knowing who they are and where they are going to be tomorrow.

In its important points, this is a true story; only the names and other details in the story above have been chaned to conceal identity. And the Five with their foster parents, live in the Neighbors' Inc., Area. They are our neighbors; and they say their success to date is largely because we have been their neighbors.

KNIGHTS CITY CHAMPS
(addition to story on p.5)

The story on P. 5 about the Neighbors Knights football team inadvertantly neglects to mention the Knights' undefeated season won them the city-wide championship in the Roving Leaders Unlimited Tackle Football League, sponsored by the D.C. Recreation Department.

NEIGHBORS KNIGHTS CITY CHAMPS

The Neighbors Knights football team, sponsored by NI and the Woody Bartges Boys Club, turned out an impressive undefeated season. Only one team scored against them, and two teams forfeited the game because the Knights were too good and too big.

Games and scores -

Build Black, Inc. Panthers	23-0
Layton Falcons	60-0 and 36-0
Northeast Hawks	36-0
Edgewood Giants	forfeit
Watts All Stars	19-0
Northeast Rams	7-6
4-H Nitros	forfeit

The game against the NE Rams was the close one; with only 9 seconds left the Rams tried for a field goal but failed.

After each game the Knights gave a trophy to the outstanding player on the other team as well as to their own outstanding player. On one occasion at least, the Knights provided the opposition with helmets when they showed up with too few. It is not known whether this was an act of charity or whether the Knights were calling the bluff of their challengers.

The Knights are made up of young men from 17-23 years old. NI bought jerseys for the team as a part of the support. The games at home were played at the Fort Stevens Playground, the use of which also was arranged by NI.

Turk Gilmore has been the spark behind the team, and deserves great credit for the spirit and record made by the Knights. Neighbors congratulates Turk and the Team!

NEIGHBORS SUPPORTS REC CENTERS

Support for our several recreation centers has been provided by NI by $10. contributions each to the Takoma, Fort Stevens and Emory Recreation Centers.

TAKOMA REC CENTER ANNOUNCES ACTIVITIES

A major seasonal activity at the Takoma Rec Center will be a carolling party on Monday, December 23rd. Carollers should meet at the Center at 5:30 p.m. and return after singing for refreshments and good times. Every age singer is welcome, but if you're under 10, please bring a parent or older brother or sister.

Post Christmas Basketball Tourney is being held at Rabaut Jr. HS. Your team can play. Three age-classes: 12 and under, age 13-15, and age 16-18. Sign up with Charles Butler at the Takoma Rec Center as soon as possible. Phone RA 3-8222.

Ballet Classes for all ages of girls will begin again January 4th for 10 weeks. Register any time at the Takoma Rec Center, phone RA 3-8222.(small fee)

HOME TEAM WINS FIRST ANNUAL CHITTERLING BOWL

The Neighbors' Knights defeated the Black Panthers from Build Black, Inc., 32-0 at the First Annual Chitterling Bowl game played on Thanksgiving Day at the Coolidge Stadium. Neighbors Knights are supported by NI and NI efforts made possible the use of the Coolidge Stadium. Despite the rain, an enthusiastic crowd witnessed a spirited game by a great team. Congrats, Knights!

NEW NEW NUMBER-JUNIOR NEIGHBORS JOB AGENCY

Miss Sylvia McRoy is the new coordinator for the Junior Neighbors Job Agency. Her home number is 526-7372. Miss McRoy is also Treasurer of Jr. NI, but she emphasizes that the two positions are not related.

All NI residents are encouraged to seek part-time general help from Jr. NI Job Agency. Baby-sitters, window washers, yard cleaners, etc. Clients may arrange terms and time with workers.

WASHINGTON'S BIRTHDAY DANCE SCHEDULED FOR WASHINGTON'S BIRTHDAY

By special arrangements and thoughtful planning, Jim Peyton's committee has scheduled the Washington's Birthday Cabaret-Dance for Saturday, February 22, 1969. Music by Bob Craig's Jazz Artists will make the event one not to be missed. Ticket information will be published in January, but set aside the date now, to be present at the Ohev Sholom Synagogue, 16th and Jonquil Sts. N.W.

HIKING FOR AFRICA!

Operation Crossroads Africa will sponsor its fund-raising hike through Rock Creek Park in April. A full-time director will coordinate plans by schools and youth to participate. Preparations will include lectures by Africans residing in Washington and by returned volunteers. Your willingness to help and/or participate can be registered by calling 362-9020.

NI AVAILABLE IN ART FORM

Attention should be given the drawing on the cover of the 10th Annual Report. Done by one of our Neighbors, JOANNA VOGELSANG, the drawing is available in posters 18" x 30" for only $2.50 at the NI office.

APPLY NOW FOR FEDERAL CITY COLLEGE

Applications are now available for enrollment in the Freshman Class for next year at Federal City College. First-come, first-admitted basis will determine the membership of the class, and 3500 forms have been sent out already beside those available to high school seniors.

Information and forms are available at the admissions office, 425 2nd St. N.W., or phone 628-8640.

TENTH ANNUAL REPORT CONCLUDES FIRST DECADE FOR NI

At the end of ten years, NI's effectiveness is reaching to many cities where groups are seeking to emulate NI's work. The Annual Report mentions the many ways which our community organization serves both its own neighborhoods as well as the whole city and even other cities. The philosophy under which NI operates is implicit in the description of the activities, and the activities give reason for pride.

But perhaps most important, as the Report cites the many activities and the continuing influence of Neighbors' Inc., the Report stands as a testimony of hope, over against the tragic year in which the Report is made. To the Founders of NI especially, but to all its members, congratulations are due as the second decade begins. (Free additional copies of the Report are available at the NI office.)

COMMUNITY NEWS SERVICE

Neighbors' INK is essentially a community newsletter, by the community and for the community. Many organizations sponsor activities which are open to the public and of general interest. Churches, PTA's Recreation Centers, Student groups and others are requested to submit their plans of activities to the editor for inclusion in INK. We look forward to expanding our community news service. Editorial discretion will be used wherever necessary. Mail information to the Editor at the Neighbors' Office, or use the phone.

COPY DEADLINE will be Friday following the monthly Board meeting which is the second Wednesday. For the January issue the deadline date will be January 10th.

Mailing is scheduled for one week later, so items for the January issue should be for dates later than January 17th.

THANKS TO VOLUNTEERS

Volunteers who have served NI both in the NI office and in their homes during November include:

Mrs. Yetta Appel	Mrs. Inez Smith-Green	Mrs. Bedelia Henderson
Mrs. Winifred MacNair	Mrs. Gay Sa'adah	Mrs. Betty Lashman
Mrs. Betty Peer	Mrs. Geri Berkman	Mrs. Laura Arner
Miss Mary Wallace	Mrs. Henrietta Rowe	Mrs. Sarina Hirshfeld
Mrs. Sylvia Schlitt	Mrs. Shirley DeVaris	Mrs. Pauline Merck
Mrs. Susan Gessert	Mrs. Judy Cohen	Mrs. Mary Jacobs
Mrs. Lori Radloff	Mrs. Norma Melendez	Mrs. Barbara Blount

NEIGHBORS, INC.
North Washington Neighbors, Inc.
6400 Georgia Avenue, N.W.
Washington, D.C. 20012

Address Correction Requested

Mr. Moreland Griffith Smith
Southern Regional Council, Inc.
5 Forsyth St., N. W.
Atlanta, Georgia 30303

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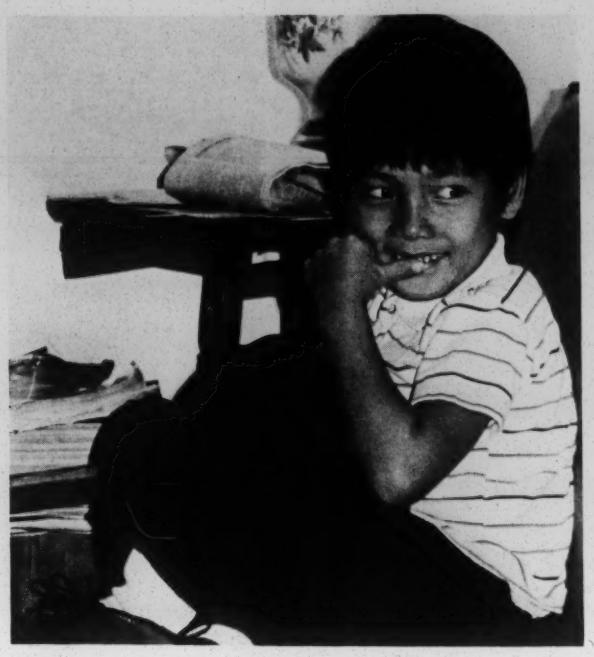

You are invited to an

OPEN HOUSE

to become aware of

THE COMMITTEE OF RESPONSIBILITY, an organization working to save war-burned and war-injured Vietnamese children.

Motivated by a sense of humanity and justice and a concern for the welfare of the burned and injured Vietnamese children, THE COMMITTEE OF RESPONSIBILITY was formed by a group of physicians, clergymen, and concerned laymen. A non-profit, non-political organization, it is dedicated to the task of evacuating these children to the United States in order to heal their wounds, restore function to their injured limbs, and to relieve their suffering through the intensive, long-term treatments and surgical procedures that these injuries require, and which are impossible to obtain in Vietnam. Relief has been granted to fifty of these children. With sufficient public support, many more could be helped.

THE COMMITTEE OF RESPONSIBILITY has recently opened their Philadelphia chapter office in the Germantown Community Presbyterian Church, Greene and Tulpehocken Sts., Philadelphia, Pa. 19144.

We cordially invite you to attend this Open House in order to acquaint you with the people, policies and plans of this organization which has settled in your neighborhood.

DATE: Saturday, February 1, 1969

PLACE: Germantown Community
Presbyterian Church
Greene & Tulpehocken Sts.
Philadelphia, Pa. 19144

TIME: 1 - 4 P.M.

REFRESHMENTS WILL BE SERVED.

BABYSITTING WILL BE PROVIDED.

MEET Herbert L. Needleman, M.D., Psychiatrist, Temple University Hospital; National Chairman COR.

Benjamin Dickstein, M.D. Pediatrician; Chairman, Philadelphia COR.

Other Philadelphia doctors and members of the Steering Committee, including J. Lawrence Naiman, M.D., one of the original members of COR, and a resident of West Mt. Airy.

SEE "The Survivors," a fifteen minute documentary prepared by Dr. Henry Mayer, which graphically explores the conditions in the hospitals in Vietnam.

TALK to the foster parents about the problems and rewards of opening your home and hearts to injured Vietnamese children.

HEAR the stories of the Vietnamese children who are being treated by our Philadelphia doctors in local hospitals.

FIND out how COR can help you to express your anguish at the fate of these young victims of war in concrete and meaningful ways.

JOIN with people like yourselves who are volunteers in the struggle to alleviate human suffering.

2 P.M. Talk by John Balaban
"COR IN VIETNAM"
Mr. Balaban is National Coordinator of COR, COR liaison with the Committee in Vietnam and author of "Six Who Survived." He was formerly an IVS volunteer in the TET offensive, a teacher at the University of Can Tho and Field Representative for COR in Vietnam.

If you should be unable to attend the Open House, we invite you to stop in at our office at your convenience and learn more about COR, or telephone us at VI-8-6685 for information.

All contributions made to THE COMMITTEE OF RESPONSIBILITY, Inc. are tax deductible.

WEST MT. AIRY NEWSLETTER

7139 Cresheim Road, Phila. Pa. 19119 Vol. 11 No. 1 Feb. 1969

Editor: Gaby Bogoslaw

NEW APPROACH IN PUBLIC HOUSING

The Philadelphia Housing Authority has begun a new scatter-site policy, which is designed to prevent all public housing from being in one section of the city.

The Emlen Arms, 6733 Emlen Street, in West Mt. Airy, which had housed the now defunct modeling school, has been chosen as a site for housing for the elderly. Overwhelming neighborhood reaction was one of acceptance of the proposal.

Ruth Steele testified at the public hearing to the effect that:

1. WMAN approved thoroughly
2. We welcomed the opportunity to grow as a community
3. We suggested a citizens' committee be formed to work with the developer and the Authority.
4. Traffic and parking problems be thoroughly investigated for improved conditions.

The idea of a committee (composed of 4 local neighbors of the Emlen Arms and 4 WMAN board members) was welcomed by the developer and a meeting has already been arranged. The Department of Streets is already making a traffic study of the block in question.

MAGIC SHOW PROVES TO BE MAGIC

The WMAN Magic Show, held at Summit Church in December was a rip roaring success. The auditorium was jammed, the magician excellent and the treasury enriched.

There will be a concerted effort to set up more events and activities for kids and families so that neighbors can really get to know each other better.

HELP WANTED

A woman to do research into requirements for setting up day care centers. Anyone interested call Ruth Steele, WMAN office, CH 2-1196.

FACE TO FACE EVALUATION UNDERWAY

A committee has been set up to evaluate the recent Face to Face series. It is hoping to find answers to such questions as:

1. Where do we go from here
2. What can WMAN do as a neighborhood organization.

Anyone who attended all six sessions is invited to send in his own evaluation to the office.

Watch for news of this evaluation and future follow-up.

NOMINATING COMMITTEE NEEDS IDEAS

In response to great need for WMAN to become more representative of our whole community, President Jerry Balka this year appointed a nominating committee of 5 Board members and 5 members at large. In addition, he and Committee Chairman Leslie Pernsley are asking all members to submit names to the office within the next week.

Board members meet on the second Monday of each month and are asked to bring to the meetings fresh ideas and approaches, and a sense of community priority. Any WMANer who feels he or she would like to be considered for the board is invited to contact the office. In addition, names of friends and neighbors members feel would be working board members are also requested.

Remember - a community organization is only the working tool of community people. Get involved and help West Mt. Airy Neighbors continue to grow as it attempts to continue its objective of making our community a fine place to live.

CHRISTMAS - HANNUKAH SING DRAWS CROWD

Over 150 East and West Mt. Airy neighbors got together at the Lutheran Home to join in a holiday sing, jointly sponsored by EMAN and WMAN.

It was agreed by both organizations that more activities of this type are needed and will be forthcoming.

GET SETTERS CONTINUE FIGHT FOR LIFE

Get Set Sunday in West Mt. Airy netted over $600, a drop in the bucket in terms of need, but considered a good response because of the bad weather.

The next step in the drive to keep GET SET alive is a massive letter writing campaign to make Washington big shots aware of what is going on in Philadelphia and how the public feels about the program.

If you have written your letter get, now is the time!

RUTH STEELE AT HUDSON, N.Y. CONFERENCE

WMAN Executive Director Ruth Steele, was guest speaker at an all day conference sponsored by the YWCA and the Health and Welfare Council of this upstate New York town. In addition to her talk, she acted as one of the discussion leaders - her group discussing human resources in community life. The major concern of the community was its lack of a grass roots citizens organization. Mrs. Steele's talk was aimed at telling the West Mt. Airy story.

NE FAIR HOUSING COUNCIL GETS SUPPORT

WMAN has been supporting the Northeast Fair Housing Council in its aim to have full open housing in that section of the city.

BOOTH BACK, PHONE PHINE

Bell Telephone Co. has replaced a phone booth and its equipment after one was stolen from Carpenter Lane station. (yes, booth and all!)

EMERGENCY PRESCRIPTIONS AVAILABLE

It is possible to obtain emergency prescriptions. This is how you do it:

1. Call the 14th Police Dist.
   MU 6-3140
   MU 6-3141

   or the 35th Police Dist.
   MU 6-3350
   MU 6-3351
2. Police will call pharmacist from confidential list they hold.
3. Verification will be made by the pharmacist by calling the patient and his physician.
4. Police will meet pharmacist at his store and stay until the patient or physician gets prescription and store is closed.

CITY HELPS SOLVE LOCAL PROBLEMS

NO TRUCK PARKING FROM 6 PM to 6 AM has been approved for 7000 block of Mower.

Several abandoned cars were towed away.

A four-way STOP sign will soon be installed at Cresheim and Carpenter(after three years pressure)

An alley light will soon be installed behind houses south of Durham Street on Cresheim Road.

Police Sanitation is working with residents to clean up properties on Emlen below Carpenter.

L & I was asked to investigate a vacant property in the 100 lbock of W. Hortter.

LOCAL MARKET RATES THANK YOU

Congratulations to Glen Food Market on switching from glass soda dispenser machines to one that dispenses cans. The change was made at the request of WMAN members concerned about safety of youngsters using the machine.

COMMUNITY SELF HELP CENTER PLANS AFFAIRS

Two events are coming up which need local support. The Community Self Help Center at 29 W. Good Street is staging them to help them in carrying out programs for the community.

The 1st is a bake sale to be held on Feb. 1 and 2, from Noon to 8 PM and the 2nd will be a chicken dinner sale set for March 1st, also from Non to 8 P.M.

BOARD MEETINGS OPEN TO ALL

Once again the policy of your association is stated so that any and all members can know that they are most welcome to come to their Board of Directors meetings.

These meetings are held on the second Monday of each month. Members are invited to come, speak out on all issues under discussion, bring up concerns new to the association and generally take an active part in WMAN.

If you are interested in attending one or more meetings, simply call Ruth Steele at the office, CH 2- 1196 and asked to be added to the mailing list for these meetings. Since at the present time, Board meetings are held in the homes of Board members, it is necessary to know if you wish to attend.

TICKETS ON SALE FOR "WAKE UP MAN & LIVE"

"Wake Up, Man and Live" will be presented Feb. 28th at Chestnut Hill College Auditorium at 8:15 P.M.

This contemporary musical, written by George Nider and Edward Metz, has a cast of 30 young, black students chosen from over 1000 auditions last summer.

It's all about life on Diamond Streets and deals with family, people and some contemporary problems.

Proceeds of this performance, sponsored by the North Philadelphia - Chestnut Hill Pipeline,will go entirely toward scholarships and further professional training for the cast.

continued next column

E D I T O R I A L

West Mt. Airy residents are again reminded of the laws regarding dogs reaming at large.

In addition to making a mess of lawns in the area, they can also frighten people, especially children. Recently the WMAN office received a distress call from Mrs. Beatrice Chernock, principal of the Henry School; two large dogs were racing the halls, terrorizing children.

You are asked to keep your dog on a leash and be with him when he goes outside. Also, if you know of a neighbor whose dog is allowed to raom, tell him of the law.

To have a pet is your own privilege but it is also the privilege of your neighbors <u>not</u> to have your dog on their property, or becoming a nuisance where their children are concerned.

G.B.

Ticket Prices are: Students - $1.50 and Adults - $2.50.

Tickets can be purchased through the WMAN office. Checks must be made out to: MRS. PHILIP GEISLER, Treasurer, 30 Windsor Road, Erdenheim Road.

Send for your tickets directly to Mrs. Geisler or through WMAN. Either way, be sure to make the checks to Mrs. Geisler and include your name and address.

West Mt. Airy Neighbors News

HELP WANTED

WANTED. CHIEF COOKS and bottle-washers for a year-long Birthday Party. It's our 10th Anniversary and we're celebrating by going all out to find new ideas to keep West Mt. Airy an exciting community. Every one is needed to make the party swing. We need you to do a specific job for a limited period of time. Read the book of volunteer coupons, tear out the ones you're interested in, sign and return them in the enclosed envelope --- NOW!

2 HOURS OF YOUR TIME

Two hours of your time can change West Mt. Airy Neighbors. Your civic association needs you now!

Please volunteer today to give 2 hours to a 200-man "Good Neighbor Sunday" Membership Campaign on Sunday afternoon, May 5.

With your help "Good Neighbor Sunday" will be our most successful membership campaign in 10 years. Send this tear sheet today to say you'll save the date for West Mt. Airy Neighbors!

Name _____

Address _____

Phone _____

CITY
SERVICES

Purpose: To press for the improvement of services provided by the city (health, police, parks ...)

Special Projects: Landscape our 3 railroad stations

Volunteer to:

- [ ] Help plan or plant a railroad station
- [ ] Help represent us on Sedgwick Playground planning committee
- [ ] Help process city service complaints
- [ ] Help press for traffic lights, etc.

Name _____

Address _____

Phone _____

MEMBERSHIP

Purpose: To increase and maintain membership.

Special Projects: "Good Neighbor Sunday", Fall Membership Campaign - local businesses

Volunteer to:

- ☐ Be part of a team visiting newcomers
- ☐ Follow up on past-due members
- ☐ Help with membership mailings
- ☐ Address envelopes

Name _____

Address _____

Phone _____

PERSONNEL
RESOURCES

Purpose: To give members the opportunity to involve themselves in the activities of WMAN.

Special Projects: Set up new personnel file, Form telephone squad

Volunteer to:

- ☐ Help set up personnel file
- ☐ Help maintain personnel file
- ☐ Type file cards
- ☐ Help set up phone squad
- ☐ Serve on phone squad

Name _____

Address _____

Phone _____

PLANNING

Purpose: To develop long-range plans for the community and to suggest ideas for areas needing imaginative change now.

Needed:

- ☐ City planners
- ☐ Architects
- ☐ Landscape architects
- ☐ Average Joes to assert citizen opinions
- ☐ Traffic engineers
- ☐ Re-developers
- ☐ Bankers

Name _____

Address _____

Phone _____

PUBLICITY

Purpose: To publicize the activities of WMAN and the community.

Needed:

- ☐ Feature writers
- ☐ Artists
- ☐ Poster makers
- ☐ Hand letterers
- ☐ Mailers
- ☐ Typists
- ☐ Reporters
- ☐ Handbill designers
- ☐ Addressograph operators

Name _____

Address _____

Phone _____

REAL ESTATE
PRACTICES

Purpose: To maintain West Mt. Airy as a stable, integrated neighborhood.

Special Project: Desegregate local apartment houses

Volunteer to:

- [ ] Escort buyers looking for houses in communities of their choice
- [ ] Help re-establish contact with brokers
- [ ] Be on committee ready to accept assignments

Name _____

Address _____

Phone _____

SCHOOLS

Purpose: To influence directly city-wide school policies and to improve our neighborhood schools by defining goals, identifying problems and applying community-school pressure to make changes.

Volunteer to:

☐ Represent us on one of a variety of community advisory groups (Alternates are needed too.)

☐ Research specific problems, reports, Board decisions and current news to keep committee informed

Name _____

Address _____

Phone _____

YOUTH
SERVICES

Purpose: To work with youth to secure opportunities for improved recreation, increased employment and community service.

Volunteer to:

- [ ] Chaperone Summit Church-WMAN coffe house once (8 - 11 PM, Saturdays)
- [ ] Be a member of WMAN Girl Scout sponsoring committee
- [ ] Help expand YES (Youth Employment Service)
- [ ] Activate new ideas for youth programs

Name _____

Address _____

Phone _____

1968
SPECIAL
EVENTS

Volunteer to help with:

- ☐ April Annual Meeting
- ☐ June Family Picnic
- ☐ Midsummer Swim and Supper Party
- ☐ September Seminar for Community Leaders
- ☐ October House Tour
- ☐ November Cocktail Party

Name _____

Address _____

Phone _____

NITTY
GRITTY

Volunteer to (occasionally):

- [ ] Be host or hostess at social events
- [ ] Bake cakes and cookies
- [ ] Donate coffee, cream, sugar, etc.
- [ ] Take tickets
- [ ] Clean-up after social events

Name _____

Address _____

Phone _____

THE WASHINGTON SCHOOL OF PSYCHIATRY

1610 New Hampshire Ave., N.W. Washington, D. C., 20009

Seymour S. Mintz, LL.B.
President
Edith Weigert, M.D.
Chairman of Faculty
Robert G. Kvarnes, M.D.
Director
Dexter M. Bullard, M.D.
Provost
Blinn Van Mater
R. Adm. USN (Ret.)
Executive Officer

M E M O R A N D U M

TO: Applicants — Group Relations Conference June 1968

FROM: Margaret J. Rioch, Ph.D., Associate Director

DATE: MAR 20 1968

Your application for the June 8-21, 1968 Mount Holyoke Conference has been accepted and your registration fee received. More detailed information will be sent out at a later date. $60.00

MJR:rt

April 25, 1968

Dr. Margaret J. Rioch
Chairman, Washington School of
Psychiatry Conference Committee
1610 New Hampshire Avenue, N. W.
Washington, D. C. 20009

Dear Dr. Rioch:

Thank you very much for your letter of April 23, 1968, with the enclosures. Could you advise me where I might obtain the six (6) items listed in the selected bibliography?

Thanking you, I am

Sincerely yours,

THE TAVISTOCK INSTITUTE OF HUMAN RELATIONS

Letter sent under separate cover

With

The Secretary's Compliments

THE WASHINGTON SCHOOL OF PSYCHIATRY

1610 NEW HAMPSHIRE AVE., N.W. WASHINGTON, D. C., 20009

Seymour S. Mintz, LL.B.
President
Edith Weigert, M.D.
Chairman of Faculty
Robert G. Kvarnes, M.D.
Director
Dexter M. Bullard, M.D.
Provost
Blinn Van Mater
R. Adm. USN (Ret.)
Executive Officer

April 23, 1968

Moreland G. Smith, FAIA
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth St., N.W.
Atlanta, Georgia 30303

Dear Mr. Smith:

Enclosed is the Mount Holyoke brochure. I am also enclosing a list of reading which you may find relevant.

Sincerely yours,

Rosa Torres
for Margaret J. Rioch, Ph.D.
Chairman, Washington School of
Psychiatry Conference Committee

MJR:rt

Enclosures

Dear Dr. Rioch

Thank you very much for your letter of 23 April 1968 with the enclosures. Could you advise me where I might obtain the 6 items listed in the selected bibliography?

Thanking you I am

Yours

April 25, 1968

Center for Applied Social Research
Tavistock Institute of Human Relations
London, England

Dear Sir:

The undersigned is registered for the two week Group Relations meeting conducted by the Washinggon School of Psychiatry. They have furnished me with the attached list of recommended readings. Could you assist me in obtaining copies of these?

If you will forward these and advise me of the costs, we will forward reimbursement immediately.

Thanking you, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

Enclosure:

THE TAVISTOCK INSTITUTE OF HUMAN RELATIONS

Centre for Applied Social Research
TAVISTOCK CENTRE, BELSIZE LANE,
LONDON, N.W.3.
Telephone: 01-435 7111

/SJM 30th April 1968

Moreland Griffith Smith, FAIA,
Director, Urban Planning Project,
Southern Regional Council, Inc.,
5 Forsyth Street, N.W.,
Atlanta, Georgia 30303, U.S.A.

To: The Psychodynamics of an Intergroup Experience, by G. Higgin and H. Bridger	£0 5 0	
A Case-Study in the Functioning of Social Systems as a Defence Against Anxiety, by I.E.P. Menzies	£0 10 6	
Exploration in Group Relations, by E.L. Trist and C. Sofer	£0 7 6	
Postage	£0 2 0	£1 5 0

With the Compliments of the Secretary

[N.B. Your letter has been passed on to the publisher of the other three books who will, no doubt, be sending the books shortly.]

May 21, 1968

Miss Daphne J. Bostock
The Tavistock Institute of Human Relations
Tavistock Centre
Belsize Lane
London, N.W. 3
ENGLAND

Dear Miss Bostock:

The undersigned is registered for a two week group relations meeting conducted by the Washington School of Psychiatry, June 8-21st. In asking for background reading, they have referred the attached list to me.

I have ordered Nos. 1, 4 and 5 from the U. S. Publishers. Could you assist me in obtaining Nos. 2, 3 and 6? Because time is so short could you air mail me copies and forward me a bill at the same time?

Thanking you very much for this assistance, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

Enclosure:

The Tavistock Institute of Human Relations

TAVISTOCK CENTRE, BELSIZE LANE,
LONDON, N.W.3.
Telephone: 01-435 7111

23rd May 1968

Mr. M.Griffith-Smith,
Southern Regional Council, Inc.,
5 Forsyth St., N.W.,
Atlanta,
Georgia 30303

Dear Mr. Griffith-Smith,

Thank you for your letter of 21st May asking for some of our publications. I have sent you to-day, under separate cover, copies of the publications requested.

I enclose an invoice for these publications.

Yours sincerely,

Daphne T Bostock

Assistant Secretary (Administration)

The Tavistock Institute of Human Relations

TAVISTOCK CENTRE, BELSIZE LANE,
LONDON, N.W.3.
Telephone: 01-435 7111

23rd May 1968

INVOICE

Mr. M. Griffith-Smith,
Southern Regional Council, Inc.,
5 Forsyth St., N.W.,
Atlanta,
Georgia 30303

To: 1 copy of each of the following:-

The Psychodynamics of an Intergroup Experience by Higgin & Bridges	5. 0.
A Case Study in the Functioning of Social Systems as a Defence against Anxiety by Miss Menzies.	10. 6.
Exploration in Group Relations by Trist & Sofer	7. 6
Postage by 2nd class air-mail	18. 8.
	£ 2. 1. 8d.

With the compliments of the Secretary.

May 27, 1968

Miss Daphne J. Bostock
The Tavistock Institute of Human Relations
Tavistock Centre
Belsize Lane
London, N.W. 3, ENGLAND

Dear Miss Bostock:

Your letter of May 23, 1968, as well as the three (3) Tavistock publications were received in today's mail. I greatly appreciate your help!

Enclosed find a check for the costs.

Thanking you again, and hoping to meet you sometime, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Architectural Consultant

MGS/vmb

Enclosure: (1 check-number 15196)

FOREIGN DRAFT ISSUED

2 No. 15196

PURCHASER'S COPY

THE CITIZENS & SOUTHERN NATIONAL BANK

ATLANTA, GEORGIA

May 27 19 68

NOTE: THE LETTER ENCLOSING THE FOREIGN DRAFT SHOULD BE REGISTERED

TO THE ORDER OF ~~The Tavistock Institute of Human Relations~~ AMOUNT ~~£ 2. 1. 8d.~~

AMOUNT ~~XXXXXXXXXXXXXXXX Two Pounds One Shilling and Eight Pence Sterling XXXXXXXXXXXXXXXXXXXX~~

IF DRAWN IN U. S. DOLLARS THIS DRAFT IS PAYABLE AT THE DRAWEE'S BUYING RATE FOR SIGHT DRAFTS ON NEW YORK/ATLANTA

THE CITIZENS AND SOUTHERN NATIONAL BANK

Evelyn L. Wooley

DRAWN ON

Barclay's Bank Ltd.
London, England

SOLD TO Mr. M. Griffith-Smith
Southern Regional Council, Inc,
ADDRESS Forsythe St. Nw, Atlanta, Ga. 30303

SETTLEMENT WITH PURCHASER				
RATE	DOLLAR EQUIVALENT	AIRMAIL CHARGES	COMM. CHARGE	TOTAL AMOUNT
2.3995	5.00		1.00	6.00

May 27, 1968

The Secretary
The Tavistock Institute of Human Relations
Tavistock Centre
Belsize Lane
London, NW 3, England

Dear Sir:

The attached, three publications, have been received and I wish to thank you very, very much for this assistance! This will be most helpful, I am sure.

With all of the best wishes and thanking you again, I am

Sincerely yours,

Moreland Griffith Smith, FAIA
Director, Urban Planning Project

MGS/vmb

THE WASHINGTON SCHOOL OF PSYCHIATRY

announces two Group Relations Conferences

to be held in 1968

A two-week Group Relations Conference will be held at

Mount Holyoke College, South Hadley, Massachusetts
June 8-21, 1968

Total fee $600

Staff will include:

A. Kenneth Rice, M.A., Sc.D., Director; Tavistock Institute
Margaret J. Rioch, Ph.D., Associate Director; Washington School of Psychiatry
Boris M. Astrachan, M.D., Yale University
Marshall Edelson, M.D., Ph.D., Austen Riggs Center, Inc.
Arden A. Flint, Jr., M.D., U.S. Public Health Service
William Hausman, M.D., Johns Hopkins University
Alan M. Kraft, M.D., Fort Logan Mental Health Center
Daniel J. Levinson, Ph.D., Yale University
L. Borje Lofgren, M.D., Austen Riggs Center, Inc.
Roger L. Shapiro, M.D., National Institute of Mental Health
Pierre M. Turquet, M.A., M.R.C.S., L.R.C.P., D.P.M., Tavistock Clinic

A one-week Group Relations Conference will be held at

Amherst College, Amherst, Massachusetts
August 23-28, 1968

Total fee $350

Staff will include:

Margaret J. Rioch, Ph.D., Director; Washington School of Psychiatry
Roger L. Shapiro, M.D., Associate Director, National Institute of Mental Health
Arden A. Flint, Jr., M.D., U.S. Public Health Service
Marvin H. Geller, Ph.D., Austen Riggs Center, Inc.
William Hausman, M.D., Johns Hopkins University
G. Fred Hunter, Ph.D., Haverford State Hospital
Edward B. Klein, Ph.D., Yale University
Garrett J. O'Connor, M.D., Johns Hopkins University
A. Kenneth Rice, M.A., Sc.D., Tavistock Institute
William D. Trussell, Ph.D., The Menninger Clinic
Pierre M. Turquet, M.A., M.R.C.S., L.R.C.P., D.P.M., Tavistock Clinic

Administrative Staff for both conferences:

Blinn Van Mater, R. Adm. USN (Ret.); Executive Officer, Washington School of Psychiatry
Rosa Torres, Registrar and Secretary, Washington School of Psychiatry

Inquiries and Applications should be addressed to:

Group Relations Conference
Washington School of Psychiatry
1610 New Hampshire Ave., N.W.
Washington, D. C. 20009

THE WASHINGTON SCHOOL OF PSYCHIATRY

GROUP RELATIONS CONFERENCES

INTRODUCTION

Since 1965 the Washington School of Psychiatry has sponsored a series of residential conferences for the purpose of furthering the study of human behavior in groups. Each year a two-week conference is held in June and a one-week conference in August. Three of the five conferences held in the years 1965-67 were co-sponsored by the Yale University Department of Psychiatry; two were sponsored by the Washington School of Psychiatry alone.

The two-week conferences will continue to be held, as they have been in the past, in June at Mount Holyoke College. They will be sponsored by the Washington School of Psychiatry and managed by a Board which includes the following members:

The Hon. Abe Fortas, Associate Justice of the Supreme Court of the United States, Chairman
Marshall Edelson, M. D., Ph. D., Senior Staff Psychiatrist, Austen Riggs Center, Inc.
William Hausman, M. D., Associate Professor, Johns Hopkins University Medical School
Frederick C. Redlich, M. D., Dean, Yale University School of Medicine
A. Kenneth Rice, M. A., Sc. D., Chairman, Centre for Applied Social Research, Tavistock Institute of London
Margaret J. Rioch, Ph. D., Member of Executive Council, Washington School of Psychiatry
R. Adm. Blinn Van Mater, USN (Ret.), Secretary

The one-week Conferences will continue to be held in late August. The location in 1968 will be at Amherst College. They will be sponsored by the Washington School of Psychiatry and managed by the Washington School of Psychiatry Conference Committee, which consists of:

Margaret J. Rioch, Ph. D., Member of the Washington School of Psychiatry Executive Council, Chairman
Arden A. Flint, Jr., M. D., Assistant Chief, Psychiatry Service, U. S. Public Health Service — Outpatient Clinic
Roger L. Shapiro, M. D., Chief, Section on Personality Development, Adult Psychiatry Branch, National Institute of Mental Health
R. Adm. Blinn Van Mater, USN (Ret.), Executive Officer, Washington School of Psychiatry

These conferences are derived from those developed by the Centre for Applied Social Research, The Tavistock Institute of Human Relations of London. They are characterized by a particular emphasis in subject matter, a particular style and a particular philosophy.

SUBJECT MATTER

The primary task of the conferences is the study of the group as a whole. The method and approach of the conferences are designed to illuminate the processes and dynamics of units larger than the individual and the pair. The units under study are the total conference group of fifty to sixty members and the small face to face group. Intergroup phenomena are also studied. The conferences do not overlook the individual but try to see how he is a part of the dynamic field. They also try to make clear the responsibility of each individual for the operation and quality of the unit to which he belongs and for his own action, reaction, attitude and response.

The conferences stress the covert aspects of group activity so that members may become increasingly aware of the complex and often irrational factors which influence the behavior of groups. The conferences provide opportunities to observe how the emotional and irrational elements of group life further or hinder task performance.

Special stress is laid upon the study of leadership function. The wish for leadership which emerges in different forms in different kinds and phases of group life is scrutinized and, whenever possible, explicated.

The study of phenomena occasioned by boundaries and differences in function between groups is another area of special interest. The boundary between one group and another is that place above all others where leadership must be exercised. The conferences try to make clear that a meaningful boundary need not become a barrier, but is essentially a membrane across which transactions take place much as the skin mediates transactions between the outside world and the internal organs of the body.

STYLE

The style of the conferences is disciplined and austere. The message which this style is intended to convey is the seriousness of the undertaking, the single-mindedness with which the staff is prepared to devote itself to the task which it has set itself, the recognition of the difficulties inherent in its task, and its intention not to look aside from any conflicts which occur.

PHILOSOPHY

The philosophy of the conferences can at best be adumbrated since it is not dogma to which adherence is required, but is more like a statement of hypotheses. The ideal of staff performance, which is, of course, never fully realized, is the combination and resolution of two apparently opposite values, dedication and questioning. The staff tries to make a clear statement about its own purpose and position and to adhere to this purpose and position no matter

how difficult it may become. At the same time the staff invites and encourages questioning of its task, its purpose and its position, on the part of the members, and is constantly engaged in self-questioning of its own activities. A major value to which the leadership is committed is ruthless honesty in thinking about oneself and one's group without any assumption that such honesty will necessarily lead to smooth resolution of conflict. Thought, intellect, and rationality are highly valued, as are clear and firm decisions made in the service of a stated goal.

There is recognition on the part of the leadership of the conferences that human beings readily, all too readily, form groups, that they form mobs which lynch, groups which glorify fanatical leaders, groups which easily slip into orgiastic experiences or into the warm glow of togetherness. On the other hand, the formation of a human group seriously and consistently dedicated to a serious task, without fanaticism or illusion, is an extremely difficult process and a relatively rare occurrence. Human beings have the potentiality for this kind of group formation, and when it occurs, even briefly and imperfectly, it is one of the most valuable human phenomena, as well as one of the most individually satisfying experiences, which exist. Without some element of this, groups, both large and small, tend to remain childishly dependent upon a leader or a set of slogans, to seek an enemy against whom to unite, or to disintegrate in one way or another. One of the major aims of the conferences is to contribute to people's ability to form serious work groups committed to the performance of clearly defined tasks. Whether or not members of such groups feel friendliness, warmth, closeness, competitiveness, or hostility to each other is of secondary importance. It is assumed that these and other feelings will occur from time to time, but this is

not the issue. The issue is the common goal to which each individual makes his own differentiated contribution.

METHODS

The conferences have been set up as residential events in order to create a situation in which people can concentrate their full energies and attention on the undertaking. In ordinary life the exigencies of daily work are usually so pressing that it is difficult to free time and energy for sufficient involvement in the learning experience. In a residential conference there is no need to interrupt the learning process by fulfilling the usual demands of job, family and social life.

There are four exercises which constitute the main work of the conferences. In each of these the staff members, who function as consultants, call attention to the processes as they see them which are occurring in the group there and then. The individual's private life and personal history are never the subject of study. The usual session for all exercises lasts one and one half hour. The number of sessions varies with the exercise and the duration of the conference. In addition to the exercises, the conference as a whole is the subject for discussion in one or two plenary sessions toward the end and is the main object of concern to the conference leadership throughout the one or two weeks of its duration. Concepts about groups and organizations which have proved useful to the staff are introduced through a few lectures or in Application Groups. The four major exercises are:

1. Small Groups. These consist of from eight to twelve members drawn in so far as possible from diverse occupational backgrounds. The task of each group is to study its own behavior in the "here

and now." Every member has an opportunity to observe both his own behavior and that of others. He is also able to try out different ways of establishing relationships.

2. The Large Group. This consists of all the conference members together with two or more consultants. The task of this exercise is to study behavior in meetings that consist of more people than can form a face-to-face group. Members have the opportunity to experience, and to learn to deal with situations in which "sides" are taken spontaneously, existing sub-groups adhere and split, other factions are formed for apparently irrational reasons, and the individual can feel suddenly bereft of support.

3. The Intergroup Exercise. This provides opportunities for all members to study the relationships between and among groups as they happen. Members form groups among themselves for this purpose. Consultants are available for groups so formed and to any intergroup activities that occur.

4. Application Groups. These consist of from five to ten members drawn from those in similar or complementary roles in their ordinary work. The task of each group is to consider the relevance of conference experience to members' own work. Each group has a staff member to assist in its task.

CONFERENCE LEARNING

The conferences provide time and opportunity for members to participate in and to experiment in situations which, while specifically structured for the conferences, are similar in essence to those in which members find themselves in their own work. The conferences provide a microcosm in which people can experience and at the same time reflect upon the difficulties which human beings encounter when they work together over long periods in the macrocosm. They also provide a conceptual framework for thinking about the problems of group and organizational life.

The conferences are open-ended in the sense that there is no attempt to prescribe what anyone shall learn. People who have attended more than once

describe coming away with different kinds of learning each time. What an individual member takes away from the conferences, or whether he takes anything at all, depends upon himself, his interests, his aptitudes, his ability to integrate new and difficult experiences usefully. The situation is one which is intended for mature people who have some degree of intellectual sophistication and enough emotional flexibility and stability to profit from an experience which requires living through considerable chaos and anxiety. The conferences are not suited for those who are in need of, or in search of, psychotherapy.

The members are free to experiment and to experience in a situation in which no "real" issues are at stake, such as loss of job, or success of a project. But the "unreal" issues of the conference group life become extraordinarily real, and it often seems that the events of many years are telescoped into a few days. At the same time, the members are urged, with all the skill and energy available to the staff, to think while they are experiencing and experimenting. This is, of course, difficult; but it is not different from what is required of a good leader, especially in times of crisis. The life of the conferences thus becomes highly relevant to "real" life in the world.

MEMBERSHIP

The membership of each conference is limited to 55 people. The members are drawn from various occupations. Preference is given to those holding positions of responsibility. People interested in community development and social action, representatives of the professions, of government, including the armed forces, and of business and industry, will find that the conferences deal with problems relevant to their work.

FEES

The conferences are of necessity self-supporting. Total fees, including tuition, board and room, are $600.00 for the two-week, and $350.00 for the one-week conference. Limited funds are available for scholarships.

STAFF

Staff members have been drawn from the Tavistock Institute and Clinic in London and from various American institutions. A minimum prerequisite is attendance at two conferences in the Tavistock tradition either in England or in the United States. The American institutions in the years 1965-67 included:

Austen Riggs Center, Inc.

Fort Logan Mental Health Center

Haverford State Hospital

Johns Hopkins University

National Institute of Mental Health

United States Department of Labor

United States Military Academy, West Point

University of Michigan

Walter Reed Army Institute of Research

Washington School of Psychiatry

Yale University

INSTITUTIONS

Yale
MIT
Brandeis U
Columbia
John Hopkins
Georgetown U
George Washington U
U. of Michigan
Maryland U
City College of N. Y.
U. of Oklahoma
Oklahoma State
U. of Nebraska
U. of Bridgeport
U. of Virginia
St. Johns, NW
The Menninger Foundation
CIA
Westinghouse
RCA

DISCIPLINES

Psychiatrist
Psychologist
Philosophers
Educators
Psychiatric Therapist
Sociologist
Biologist
Nursing
Labor
Employment Specialist
Researchers
Concilors
Rehabilitation (physical)
Theologian
Attorney
Architect-Planners

GOVERNMENT

HEW
Department of Labor
NIH
NIMH
Army
Air Force
Overseas Education Fund
State of Illinois
State of Maryland
District of Columbia
City of Philadelphia
Montgomery Co. Md. Schools

INDIVIDUALS

Mrs. Gertrude Barns
Mrs. Jackie Robinson
Dr. Huston Smith
Dr. Laurence Goold
John L. Koehne
Dr. Morris E. Schwarts

GROUP RELATIONS CONFERENCE

June 1968

MEMBERS

1. Rev. Clark Sunderland Aist
Chaplain Resident II
Protestant Chaplains Section
St. Elizabeths Hospital
Washington, D. C. 20032

2. Mrs. Helena L. Alley
Co-Councelor for Group Inc.
Groups Inc.
c/o Dr. S. Boyd
St. Johns College
Santa Fe, New Mexico

3. Dr. John B. Aycrigg
Acting Associate Director
Fort Logan Mental Health Center
3520 West Oxford Avenue
Denver, Colorado 80236

4. Miss Susan Bannerman
Social Scientist with the Westinghouse Learning Corporation
Westinghouse Learning Corporation
5809 Annapolis Road
Bladensburg, Maryland

5. Dr. Peter Paul Barbara
Clinical Psychologist
Hall-Brooke Hospital
47 Long Lots Road
Westport, Connecticut

6 Mrs. Gertrude A. Barnes
Field Agent
School District of Philadelphia
21st Street at Parkway
Philadelphia, Pennsylvania 19103

7. Mr. Heywood Eric Becker
Doctoral Candidate
Yale University
Department of Biology
New Haven, Connecticut

8. Dr. Francis J. Broucek
Staff Psychiatrist, Outpatient Department
The Menninger Foundation
Box 829
Topeka, Kansas

9. Dr. Charles Robert Capers
Senior Psychiatrist in Adult Services
Berkshire Mental Health Center
741 North Street
Pittsfield, Massachusetts

10. Mr. Alvin Matthew Cohen
Employee Development Specialist
Department of Health, Education, and Welfare
National Inst. of Health
Building 31, Room B1B01
Bethesda, Maryland 20014

11. Mr. James E. Crowfoot
Assistant Project Director
Center for Research on Utilization of Scientific Knowledge
Institute for Social Research
University of Michigan
Ann Arbor, Michigan 48106

12. Mrs. Jane Donner
Group Counselor
Maryland University
College Park, Maryland

13. Mr. Paul C. Doolittle
Advisor-Mid Atlantic Regional Committee and Student at Columbia University
150 West 82nd Street, Apt. 5A
New York City, New York

14. Mr. Robert H. Easton
Director of Follow-Through, Superv. of Counseling
Pennsylvania Advancement School
5th and Luzerne Streets
Philadelphia, Pennsylvania 19140

15. Dr. Thomas F. Ednie, Lt. Col.
Chief, Dept. of Mental Health Services
USAF Hospital Sheppard, Texas 76311

16. Mr. Benjamin D. Edwards
Director of Executive Development
U. S. Department of Labor
14th Street & Constitution Ave., N.W.
Washington, D. C.

17. Dr. William F. Eicker
Assistant Superintendent
State of Illinois
Department of Mental Health
Adolf Meyer Zone Center
East Mound Road
Decatur, Illinois 62526

18. Dr. Milton Engel
Fellow in Child Psychiatry
Children's Hospital of the District of Columbia
1325 W. Street, N.W.
Washington, D. C. 20009

19. Mrs. Nancy L. Eric
Vice-Chairman, County Council
(Montgomery Co.)
County Office Building
Rockville, Maryland 20850

20. Dr. Alan Feirstein
Assistant Professor Psychiatry (Psychology)
Yale University
34 Park Street
New Haven, Connecticut

21. Dr. Hulda Rees Flynn
Research Associate
Department of Psychiatry
Yale University
34 Park Street
New Haven, Connecticut

22. Mr. Ophie Franklin
Field Agent
School District of Philadelphia
21st Street & Parkway
Philadelphia, Pennsylvania 19103

23. Dr. Theodore E. Gagliano
Director of Admissions and Director of Training and Education
Anclota Manor Hospital
P. O. Box 1224
Tarpon Springs, Florida

24. Dr. Laurence J. Gould
Assistant Professor of Psychology
The City College of New York
138th St. & Amsterdam Avenue
New York City, N. Y. 10037

25. Dr. Bernard A. Green
Chief Psychologist; Associate Director, Outpatient Psychiatry Clinics
Dept. of Psychiatry
University of Oklahoma Medical Center
800 N. E. 13th Street
Oklahoma City, Oklahoma 73104

26. Mr. LeRoy Greenspan
Resident Senior Patent Counsel
Radio Corporation of America
New Holland Pike
Lancaster, Pennsylvania 17604

27. Mrs. Kay Harley
Employee Development Specialist
U. S. Department of Labor
Room 6406
14th Street & Constitution Ave., N.W.
Washington, D. C.

28. Dr. Frances Kaplan
Assistant Professor of Psychology
Yale University
Psycho-Educational Clinic
295 Crown Street
New Haven, Connecticut

29. Dr. Emmet M. Kenney
Chief of Adolescent Service
Nebraska Psychiatric Institute
University of Nebraska College of Medicine
602 South 44th Avenue
Omaha, Nebraska 68105

30. Dr. Gordon Kirschner
Instructor, Department of Psychiatry
University of Virginia School of Medicine
Box 203
Charlottesville, Virginia 22901

31. Mr. John L. Koehne, Jr.
Division Chief
Central Intelligence Agency
Washington, D. C. 20505

32. Mr. Abraham Kovler
Assistant Professor
University of Bridgeport
Sociology Department
Bridgeport, Connecticut 06602

33. Dr. J. Gregory Langan
Assistant Zone Director for Mental Retardation Programs
State of Illinois, Department of Mental Health
Decatur-Champaign Zone, Meyer Zone Center
East Mound Road
Decatur, Illinois 62526

34. Dr. John D. LaTendresse
Assistant Professor
Georgetown University School of Medicine
3800 Reservoir Road, N.W.
Washington, D. C. 20007

35. Mrs. Florence D. Lavine
Caseworker
Jewish Social Service Agency
1131 Spring Road, N.W.
Washington, D. C. 20010

36. Dr. Alan J. Lieberman
Chief Psychologist, Children's Clinic
Berkshire Mental Health Center
741 North Street
Pittsfield, Massachusetts 01201

37. Mr. Hugh B. Martin, Jr.
Coordinator
Department of Psychiatry
University of Virginia Hospital
Box 289
Charlottesville, Virginia

38. Dr. Julia L. McHale
Professor of Psychology (Clinical Area)
Oklahoma State University
Stillwater, Oklahoma 74074

39. Miss Mildred Gill Mersereau
Director, Overseas Education Fund Institute
Overseas Education Fund
1200 17th Street, N.W.
Washington, D. C. 20036

40. Dr. Jon K. Meyer
Acting Chief, Professional Services Section; Acting Chief, Program Development & Analysis Section; Acting Managing Director
National Clearinghouse for Mental Health Infor Information — NIMH
5454 Wisconsin Avenue
Chevy Chase, Maryland 20015

41. Dr. James C. Miller
Assistant Professor of Psychology
Yale University
Department of Psychology
333 Cedar Street
New Haven, Connecticut

42. Mrs. Audrey K. Naylor
Chief Social Worker
Child Development Unit
Yale University Child Study Center
333 Cedar Street
New Haven, Connecticut

43. Miss Margery C. Osberg
Chief Social Worker
Berkshire Mental Health Center
Warriner Building
741 North Street
Pittsfield, Massachusetts

44. Dr. Dewayne K. Phillips
Staff Psychiatrist
Chestnut Lodge
500 W. Montgomery Avenue
Rockville, Maryland 20850

45. Miss Judith Powers
Psychol. Services Associate II
Haverford State Hospital
3500 Darby Road
Haverford, Pennsylvania 19041

46. Dr. Seymour Rabinowitz
Private Practice - Assistant Clin. Professor, The George Washington University
3000 Conn. Avenue, N. W.
Washington, D. C. 20008

47. Dr. Gerald D. Roberts
Associate Psychiatrist
Hall-Brooke Hospital
Wesport, Connecticut

48. Mrs. Rachel A. Robinson
Director of Nursing
Connecticut Mental Health Center
34 Park Street
New Haven, Connecticut 06508

49. Dr. Morris S. Schwartz
Mortimer Gryzmish Professor of Human Relations
Department of Sociology
Brandeis University
Waltham, Massachusetts 02154

50. Dr. Douglas Sheafor
Staff Psychiatrist
The Menninger Foundation
Box 829
Topeka, Kansas 66601

51. Dr. David L. Singer
Assistant Professor (Clinical Psychology)
Teachers College - Columbia University
Box 91
New York, N. Y. 10027

52. Dr. Huston Smith
Professor of Philosophy
M.I.T.
14N - 333A
Cambridge, Massachusetts 02139

53. Mr. Moreland Griffith Smith
Director, Urban Planning Project
Southern Regional Council, Inc.
5 Forsyth Street, N.W.
Atlanta, Georgia 30303

54. Dr. Herzl R. Spiro
Psychiatrist-in-Charge, Henry Phipps Outpatient Service
Assistant Professor, Psychiatry
The Johns Hopkins University College of Medicine
Baltimore, Maryland 21205

55. Dr. Elizabeth C. Wilson
Director, Supervision and Curriculum Development
Montgomery County Public Schools
850 North Washington Street
Rockville, Maryland 20850

3148 Que St N.W
Washington, D.C. 20007

56. Dr. Robert G. Zeitler
Staff Psychiatrist
Anclote Manor Hospital
P. O. Box 1224
Tarpon Springs, Florida

APPLICATION FOR MEMBERSHIP

Conference on Group Relations

Sponsored by the Washington School of Psychiatry

to be held at

Mount Holyoke College, South Hadley, Massachusetts

June 8-21, 1968

NAME Moreland Griffith Smith

HOME ADDRESS 38 Peachtree Circle, N.E. TEL. 892-7850

BUSINESS ADDRESS 5 Forsyth Street, N. W. TEL. 522-8764

OCCUPATION Architect-Planner AGE 61

TITLE OF PRESENT POSITION Director, Urban Planning Project

NAME AND ADDRESS OF EMPLOYING ORGANIZATION Southern Regional Council, Inc.

5 Forsyth Street, N.W., Atlanta, Georgia 30303

BRIEF JOB DESCRIPTION Research in city planning, assess the present situation leading to the future. SRC for over 25 years has been concerned with research in civil rights and in action leading toward equal opportunity for all citizens.

An applicant must be a member of an institution, agency, or organization which will consider him as its representative whether or not it accepts financial responsibility for his fee. For self-employed persons a professional or occupational association may serve this purpose. Please give below the name of an officer of your organization who will vouch for your integrity and good standing.

NAME OF OFFICER Paul Anthony TITLE Director

ORGANIZATION Southern Regional Council, Inc.

ADDRESS 5 Forsyth Street, N. W. , Atlanta, Georgia 30303

Tuition fee $350. Accommodation and Administration $250. Total cost $600.

A registration fee of $60 must accompany each application. This will be refunded if application is not accepted or application is withdrawn by 15 March 1968. Total fee is due 15 April 1968. 60 $540.00

Checks should be made payable to the Washington School of Psychiatry.

Please return this application to: Group Relations Conference
Washington School of Psychiatry
1610 New Hampshire Ave., N.W.
Washington, D.C. 20009

I understand my application fee of $60 will not be refunded if I withdraw my application after 15 March 1968.

Signature

April 9, 1969

Adm. Blinn Van Mater
Administrator
Group Relations Conference
Washington School of Psychiatry
1610 New Hampshire Avenue, N.W.
Washington, D.C. 20009

Dear Adm:

It was good to talk with you on the telephone. I do hope very much something can be worked out for Mr. Campbell and I to attend the conference at Mount Holyoke College June 7-20, 1969.

I feel very strongly that the interaction of individuals in groups are so entwined with the difficulties superimposed by race, poverty, cultures, etc. increases our problems.

I am quite certain that Mr. Campbell and I would not only gain much from the conference, but I believe our peculiar interests and divergent backgrounds could be stimulating to all of those attending.

With all of the best wishes, I am

Sincerely yours,

Moreland Griffith Smith
F.A.I.A.
Director, Urban Planning

MGS/mv

Enclosures

THE WASHINGTON SCHOOL OF PSYCHIATRY

1610 New Hampshire Ave., N.W. Washington, D. C., 20009

Seymour S. Mintz, LL.B.
President
Edith Weigert, M.D.
Chairman of Faculty
Robert G. Kvarnes, M.D.
Director
Dexter M. Bullard, M.D.
Provost
Blinn Van Mater
R. Adm. USN (Ret.)
Administrator

March 11, 1969

Mr. Moreland G. Smith
Director, Urban Planning
Southern Regional Council, Inc.
5 Foryth Street, N. W.
Atlanta, Georgia 30303

Dear Mr. Smith:

We are glad to know of your interest in attending our Group Relations Conferences, and also of your interest in bringing along a Black Planner Associate. Unfortunately, we have left only very limited scholarship funds, and can probably not offer more than $200 for anyone person. However, if you and your Associate would send in Application Blanks, we should be glad to give very serious consideration to your applications. You may remember that to be considered for a scholarship we need two references, a statement of what funds would be available to you from your own organization, and a statement of your purpose in attending the Conference. We probably have this for you from last time, but we would need this information on your Associate. It would expedite matters if you could see that this material is sent promptly. We shall be considering scholarship applications this coming week. I am enclosing an extra brochure and blank for your convenience.

With best personal regards,

Yours sincerely,

for Blinn Van Mater

Margaret J. Rioch, Ph.D.
Chairman, Group Relations
Conference Committee

MJR:rt

Enclosure

APPLICATION FOR MEMBERSHIP

Conference on Group Relations

Sponsored by the Washington School of Psychiatry

to be held at

Mount Holyoke College, South Hadley, Massachusetts

June 7-20, 1969

NAME Moreland Griffith Smith (Check one: Dr.___, Mr. X, Mrs.___, Miss___, Other: specify___)

HOME ADDRESS 38 Peachtree Circle, N.E., Atlanta, Georgia 30309 TEL. 892-7850

BUSINESS ADDRESS 5 Forsyth Street, Atlanta, Georgia 30303 TEL. 522-8764

OCCUPATION Architect Planner AGE 62

TITLE OF PRESENT POSITION Director, Urban Planning Project

NAME AND ADDRESS OF EMPLOYING ORGANIZATION Southern Regional Council, 5 Forsyth St. Atlanta, Georgia 30303

BRIEF JOB DESCRIPTION Research on Urban Planning and its consequences to social and economic deprived.

HAVE YOU ATTENDED ONE OR MORE GROUP RELATIONS CONFERENCES? XX YES, ___ NO.

PLACE Washington School of Psychiatry, Mt. Holyoke College YEAR 1968

An applicant must be a member of an institution, agency, or organization which will consider him as its representative whether or not it accepts financial responsibility for his fee. For self-employed persons a professional or occupational association may serve this purpose. Please give below the name of an officer of your organization who will vouch for your integrity and good standing.

NAME OF OFFICER Paul Anthony TITLE Director

ORGANIZATION Southern Regional Council

ADDRESS 5 Forsyth Street, N.W. , Atlanta Georgia 30303

Tuition fee $350. Accommodation and Administration $250. Total cost $600.

A registration fee of $60. must accompany each application. This will be refunded if application is not accepted or application is withdrawn before May 7, 1969. Total fee is due on or before May 7, 1969.

Checks should be made payable to the Washington School of Psychiatry.

Please return this application to: Group Relations Conference
Washington School of Psychiatry
1610 New Hampshire Avenue, N.W.
Washington, D. C. 20009

I understand my application fee of $60. will not be refunded if I withdraw my application after May 1, 1969.

_____
Signature

APPLICATION FOR MEMBERSHIP

Conference on Group Relations

Sponsored by the Washington School of Psychiatry

to be held at

Mount Holyoke College, South Hadley, Massachusetts

June 7-20, 1969

NAME Arthur Campbell (Check one: Dr.___, Mr. X, Mrs.___, Miss___, Other: specify___)

HOME ADDRESS 1017 Westview Drive, Atlanta, Georgia TEL. 753-7112

BUSINESS ADDRESS Southern Regional Council, 5 Forsyth St. Atlanta, Georgia 30303 TEL. 522-8764

OCCUPATION Planner AGE 25

TITLE OF PRESENT POSITION Associate Director, Urban Planning Project

NAME AND ADDRESS OF EMPLOYING ORGANIZATION Southern Regional Council, 5 Forsyth St.

BRIEF JOB DESCRIPTION Research on Urban Planning and Its consequences to social and economic deprived.

HAVE YOU ATTENDED ONE OR MORE GROUP RELATIONS CONFERENCES? X YES, ___ NO.

PLACE Georgia State YEAR 1968

An applicant must be a member of an institution, agency, or organization which will consider him as its representative whether or not it accepts financial responsibility for his fee. For self-employed persons a professional or occupational association may serve this purpose. Please give below the name of an officer of your organization who will vouch for your integrity and good standing.

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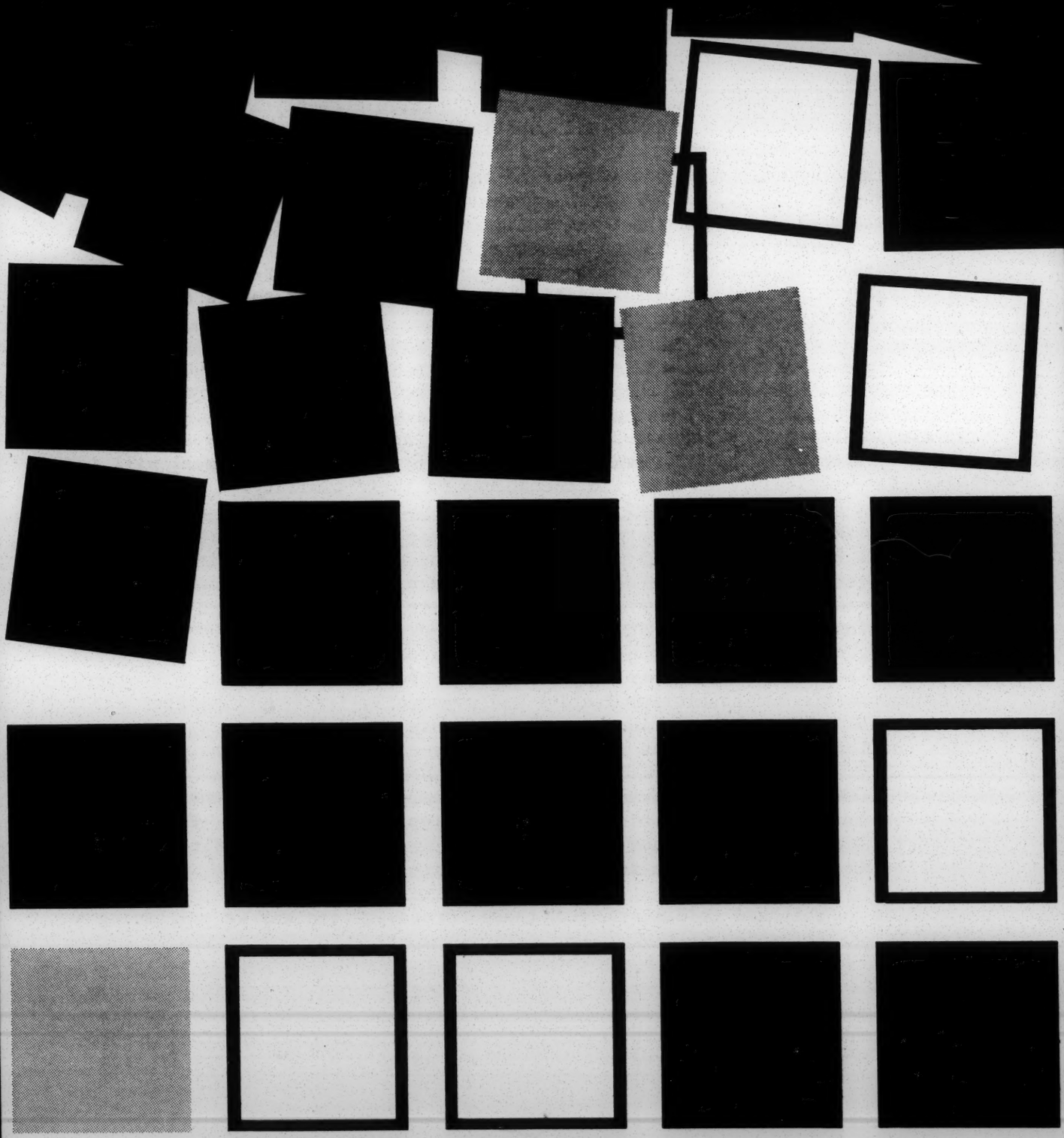
Washington School of Psychiatry
1610 New Hampshire Avenue, N.W.
Washington, D. C. 20009

I understand my application fee of $60. will not be refunded if I withdraw my application after May 1, 1969.

_____
Signature

MS

PLANNING AND PARTICIPATION



PLANNING AND PARTICIPATION

An Address to:
American Institute of Planners

By
Mitchell Sviridoff, Vice President
The Ford Foundation

It comes as a rude shock to some and an ideological delight to others that the nation has been forced to a confrontation with a phenomenon dubbed, for want of a better term, "citizen participation." The last few years have made unmistakably clear that no planner, no public official, no labor leader and especially no university president, can function effectively without a participation strategy vis-a-vis his constituents.

This phenomenon is not limited to one race or generation or economic class. Nor does it relate solely to cities or to governmental operations. While college students press for reforms in the university system, their middle income parents reject critically needed bond issues. Large numbers of blue collar workers applaud George Wallace and repudiate settlements negotiated by their leadership. And black communities demand control over public services and reject their traditional spokesmen.

Indeed, all across the globe various segments of society appear to be rejecting established leadership. Daley of Chicago, De Gaulle of France, Diaz of Mexico. the Bishop of Washington, D.C., and Hayakawa of San Francisco State can clasp hands in a brotherhood of bewilderment and despair. They are beseiged by dissent. The idea seems to have gotten around that the meek will inherit the earth only when they rid themselves of their timidity.

In this country the response of leadership to these pressures for participation is reminiscent in many ways of the labor crisis of the Thirties. There is now on the right, as there was then, the same apoplectic rage about the inefficiency and the high cost of bargaining with the disinherited proletariat. And balancing this grumbling on the right, as there was then, is the thunder on the left, punctuated with demonstration and confrontation. But in the Thirties there came a time when the intensity of such ideological strife eased, because it became futile and counter-productive and eventually irrelevant. After a while it became clear that unions were here to stay, and the leadership on both sides settled down to make the necessary case-by-case accommodations.

If the analogy holds, and I think it does, the same arrangement must be made with those pressing for citizen participation in the Sixties. For these pressures stem from forces that have deep roots in our society. Like the unions these forces clearly are here to stay.

It is not hard to discern what these forces are and why we are having a crisis in participation.

This is a nation, after all, with a strong democratic tradition. This tradition moves in ebbs and flows between Jeffersonian and Hamiltonian tendencies, variously described as the conflict between "the people" and the "government," or between decentralized and centralized authority, or between freedom

and efficiency, or between process and product. It appears that we are now in a Jeffersonian phase. In many quarters, participation by the people is more to be desired than expertise, efficiency in government, a higher rate of housing construction, or better planned cities.

Beyond this historical rationale, several specific factors peculiar to our time underlie today's thrust for participation. Some of these are basic characteristics of modern society and are international in scope. Others are manifest only in the United States and exacerbate the broader tendencies.

In the former category I would list the impact of technology, the ever increasing trend to urbanization, the growth of government and the advent of the welfare state, and the generally higher level of education in the developed nations.

All these factors, of course, are closely entwined. Technology has made possible the existence of huge organizations, material affluence, computers, and instant telecommunications. Urbanization has concentrated problems and stimulated the spectacular growth of government at the local level. Along with this the Federal Government in this country has begun to assume, in ever larger measure, its rightful responsibilities in welfare, housing, community development, transportation, education and medical care.

All of this means a bigness, a complexity, a remoteness which can overwhelm and alienate elements of a generation, which, while better educated than its predecessors, finds it increasingly difficult to cope with the changes that are accumulating with unprecedented speed. In attempting to do it, we are working without the clear and authoritative moral guidelines of an earlier era.

You will notice that I haven't mentioned Vietnam. I haven't mentioned the poverty program. And I haven't directly mentioned racial tensions. In many ways what I have said could have been stated in 1963 or 1964 or even earlier and applied to urban renewal or the highway program. We must be clear about this. Long before we had a major commitment in Southeast Asia, long before community action, and long before the disorders of the 60's, forces at work in the society were bringing participation to the fore as a major issue. Without Vietnam and the rising racial tension, the dialogue might have been different and the crisis less intense, but the issue of participation, and its negative counterpart, alienation, would still be shaking the foundations of our institutions.

But we <u>are</u> fighting an unpopular war, and we <u>are</u> faced with a black social revolution. University officials know all too well the devastating campus impact of the Vietnam issue. And social planners, confronted with a bulging list of compelling needs on the American agenda for the next decade, are particularly affected by the black revolution.

Yet many of us appear to be surprised by what has happened, caught unawares by the intensity of the black explosion. Were we lulled into a false sense of security by the significant but relatively placid battles to gain legal rights? Surely we should have recognized that, like other minorities before them, black people had to enter fully into the political and economic mainstream of the nation. This was bound to be disruptive. For if power is to shift to an out-group, it must be yielded by another group. Neither this nor any society could make such a transfer smoothly and serenely.

It was perhaps inevitable, therefore, that all of these pressures for full participation would encounter opposition or inertia; that action, when it came, would be too little and too late; and that this in turn would lead to the escalation of demand -- moving from a stance of rational bargaining to extremist and sometimes violent pressure for complete control and absolute separatism, or, at its most extreme, anarchy and nihilism.

This understandable if unfruitful rage is intensified by two related and unfortunate characteristics of the political process in the United States. We repeatedly oversell and underdeliver on public programs. Our political process seems to compel us to seek panaceas, to make limited programs into universal solutions. It is part of the business of getting bills enacted in the Congress. But its effect is alternately to raise and dash hopes, and to delude both ourselves and the groups we aim to serve.

The new administration seems aware of these dangers. But the pressures to oversell are built into the political process and already appear to be at work. "Black Capitalism" and private tax incentives are good but limited notions, yet they are well on the way to becoming the newest chapter in the long and frustrating story of illusory panaceas.

Yet there has been progress. Not enough to be sure. But incomes <u>are</u> up; unemployment <u>is</u> down; aid to education increases, and more blacks are moving into positions of authority. In virtually every area, while the pace is slower than we would like, there are discernible advances. Still the demand for participation persists and, if anything, grows more strident and insistent.

Part of this increased pressure is of course due to the tremendous tasks that remain undone, the still wide gap that exists between black and white standards of living. We shall never satisfy the cry for local control as long as these needs are unmet and rightly so. But a major reason for continued pressure is the beginning that has been made. For out of this limited success, this break in the logjam, have come ever increasing expectations which have far outstripped our capacity to produce.

With a little effort, then, we can understand the pressures for participation. Coming to grips with the effects of these pressures is something else.

Across the country, planners and operators bewail the "inefficiency" and "production losses" attendant on working with the community. One hears dire warnings of "chaos" and of the "new tyranny of local interest groups." Stripped of rhetoric and passion, much of what is said is true.

On the other side we encounter an ideological concern for the value of participation per se. At its logical extreme it becomes an obsession with separatism or a set of theories (like Paul Goodman's) reminiscent of the agrarian, utopian communalists of the early part of the last century. This is absurd in the context of a modern society. Yet, a nation with our traditions confronted with a social revolution cannot treat lightly the drive of citizens to exercise a greater control in public programs.

There are, it is obvious, conceptual contradictions here, but it is unproductive to dwell on them at the abstract level. Such debate quickly becomes tiresome. Logic stops at a contradiction; members of a complex society

composed of a variety of diverse interests must proceed. The hallmark of the pragmatic American political system is the ability to reconcile conceptual contradictions, to prevent their becoming insurmountable obstacles.

As a former program director, I understand the administrator's concern about goals, production, and efficiency; and I understand his desire to have a relatively free hand in the interest of getting the job done. Clearly participation does slow things down. It can paralyze a program. And already overburdened staffs must take on additional tasks not directly related to and often inconsistent with the end product. But as did the businessmen of the Thirties, today's public officials, program administrators, and university deans have to accommodate and compromise with a new factor in the power equation.

The issue is no longer whether the community is to be involved, but how it will be involved. It is no longer a matter of the willingness to compromise, but rather whether a proposed trade-off is appropriate to the needs of a set of constituents and consistent with getting the job done. The genius of American politics is just this capacity to handle the art of the trade-off. And a good planner and administrator in the public arena has to be an accomplished practitioner of this political art.

The experience of the last few years yields some lessons that will prove useful to this process of accommodation.

First, there is clearly no one strategy or form for participation. What works well in Watts may be entirely inappropriate for Bedford-Stuyvesant or for a rural area. Each situation is unique, with a different set of institutions, programs, issues and an infinite variety of political components. Thus, no library or seminar can supply a planner with a blueprint or manual specifically tailored to his needs.

It follows that a participation strategist must light his own way. He must be a political artisan who learns the nature, needs, and goals of his constituents. He must work with the leadership of the community, and, most importantly, he must seek out the potentialities for coalition and compromise.

Clearly this requires rejecting the all-too-prevalent notion that politics is a dirty business, that a politician's skills are somehow of a lower order than our own, that trade-offs represent odious wheeling and dealing or a sell-out. Politics is not only involved in getting needed legislation passed; it is also required to make that legislation operational.

Second, it must be remembered that participation is a process. In itself, it is not a program and certainly not a solution. Despite the fact that for some communities participation seems to have replaced delivery of services as the program goal, an administrator cannot allow the process to become the product. To do so is to foredoom the program to failure. The community must recognize that the rhetoric of local control is no substitute for more jobs, completed housing units, or a better education for its children. Philosophical treatises on power do little to warm a slum-inhabitant in the dead of winter.

Third, one of the few axioms that can be applied to dealing with a community, especially an urban ghetto community, is that the nature and quality of the local leadership will determine to what degree a successful participation strategy can be evolved. Yet minority communities are relatively underorganized,

and real leaders, though potentially abundant, do not always emerge. This situation contrasts sharply with conditions in earlier ethnic ghettos and requires new perspectives for the planner.

There are a number of reasons for this. One of them is the weakness of the old political machine that had a natural power relationship with the ethnic ghetto. The community had the power of the vote. This vote was organized and delivered by a machine which sustained itself through patronage and a crude version of the welfare system. Most important, this structure offered a way up and out to community members with leadership potential. By largely reforming the machine out of existence, we have closed off this channel of leadership development. Progress in one area seems always to cost us something in another area.

The Community Action Program was designed to provide a new and more structured approach to leadership development. The result is common knowledge. Even limited funds and job opportunities mean potential power, and a messy competition for leadership and control has resulted. Some observers have been scandalized by the spectacle. In his new book Maximum Feasible Misunderstanding, Mr. Moynihan says that "the exercise of power in an effective manner is an ability acquired through apprenticeship and seasoning. Thrust on an individual or a group, the results are often painful to observe, and when what in fact is conveyed is not power, but a kind of play acting at power, the results can be absurd." I think I know what Mr. Moynihan is trying to say.

But it is worth asking whether these programs have not provided at least some opportunities for seasoning and apprenticeship. It is indeed unfortunate that such controversial and often divisive programs have to serve as training grounds, but other ethnic groups also had to go through untidy phases or apprenticeships. They had their share of controversial leaders who were the stuff of front page stories in their day. Today, they are romanticized in historical novels, and their grandsons are an integral part of the American establishment.

It is certain, therefore, that any strategy of participation will have to allow for volatile personalities, confrontations, and a very untidy but very American competition for leadership.

But how does one determine who is the leadership, what is the community, and who adequately represents it? We have learned from painful experience that popular referendum is not necessarily the best method of selecting community leadership. And although there is a proper concern for paternalism, a public official must invariably exercise judgment in a largely subjective process.

The program administrator who must find a way of working with the community must keep in mind the need for broad and diverse representation of community interests. And he must analyze the characteristics of current community leaders who have successfully bridged the gap between their constituents and the instruments of government. He must work with those leaders who have combined a commitment to their people with a strong sense of program and desire for results. These leaders are skillful politicians, and it is they who give citizen participation the flexibility and diversity necessary for programmatic achievement. Perhaps most importantly they help shape community opinion by being sensitive to the operations of the community and being strong and decisive in their operation of

programs. They have a sense of power, realizing its potential and the responsibility it entails. Such a leader and the appropriate public official make for an ideal partnership in the business of meeting social needs in the Sixties, each partner intent upon establishing and reinforcing links to the other for the mutual interests of both.

Fourth, anyone devising a strategy for participation must be prepared to share his power but not to abdicate it. There are, to start with, grave questions of competence and efficiency. But there are other considerations too; the goals of the broader society, as well as the very real dangers of new local tyrannies. As in the rest of our society, checks and balances are crucial. Indeed, as someone recently said, if the planning of cities were left entirely to the people's will, all our cities would probably look like Los Angeles or worse -- there probably wouldn't even be a Beverly Hills. And it is worth considering, too, that if it is appropriate for the Federal Government to guarantee voting rights or equal opportunity in Mississippi, should the government not have the option to insure fundamental needs and rights in any locality?

Therefore, nothing of what I have said should be construed as advocating a lessening of the responsibilities or powers of the government. After all, a neighborhood cannot accumulate or allocate general resources; only a centralized government can. The neighborhood cannot by itself support a complex social service system; only a central government can. The neighborhood is a part of the intricate interwoven fabric that is the city; it is not a self contained entity. Only the central city administration is in a position to weigh the needs of each of its parts and make rational judgments about programs which, no matter how local, affect the whole.

The world is too complex for an abatement of governmental powers. If anything, the role of government must be enlarged, if for no other reason than all of the programs depend on a pervasive (and even coercive) taxing system. In fact we will find that effective decentralization and participation depend upon having a high degree of central authority in the government decision making process.

Thus, public policy must now take into account two elements. One, the urgent need to decentralize and to bring constituents into a participatory relationship with public bodies and public programs and, two, the paramount necessity for an active and expanding role for the central government.

All of this, I grant, is more easily said than done. It is a relatively simple business to pontificate on these questions from a lecture platform or, for that matter, to write the Federal guidelines with their neatly balanced sentences and verbal abstractions. It is quite another thing not to produce another Los Angeles or to make a Model Cities program work.

War aside, this will be the dominant issue of our time. My own opinion is that it will not be neatly settled. We are likely to have swings of the pendulum between periods of centralization to meet the frustrations of those who want tangible gains, and periods of diffusion of power when we get fed up with authority. The happier times will be those few years when the pendulum is nearly at rest.

BOARD OF NATIONAL MISSIONS
The United Presbyterian Church in the U.S.A.
475 Riverside Drive New York, N. Y. 10027

April 1969

THE WASHINGTON SCHOOL OF PSYCHIATRY

announces the following

Group Relations Conferences

to be held in the academic year 1968-69

All of these events follow in the tradition developed by the Centre for Applied Social Research, Tavistock Institute of Human Relations, London.

Under the Sponsorship of the Washington School of Psychiatry

Address Inquiries to Group Relations Conference - Washington School of Psychiatry, 1610 New Hampshire Avenue, N.W., Washington, D.C. 20009.

I. Two-Week Conference at Mount Holyoke College, June 7-20, 1969.
This Conference will make special provision for new members and for those who have already attended one or more conferences. Some events will be separate for new and old members; others will be joint.

Director: A. Kenneth Rice, ScD. Centre for Applied Social Research, Tavistock Institute.

Associate Director: Margaret J. Rioch, Ph.D., Washington School of Psychiatry.

Brochure available in December 1968. Total fee: $600.

II. One-Week Conference at Amherst College, August 22-27, 1969

Director: Roger L. Shapiro, M.D., National Institute of Mental Health.

Associate Director: Margaret J. Rioch, Ph.D., Washington School of Psychiatry.

Brochure available in January 1969. Total fee: $350.

Under the Auspices of the Washington School of Psychiatry

I. Invitational Workshop in Group Relations, sponsored by the University of Maryland, Office of Student Affairs, to be held on two consecutive week-ends, October 26-27 and November 2-3, 1968 at the University of Maryland, College Park, Maryland.

Director: Margaret J. Rioch, Ph.D., Washington School of Psychiatry.

Membership limited to invited members of the University of Maryland Staff.

II. Four-Day Conference, sponsored by the Joseph Priestley District of the Unitarian-Universalist Association, to be held at Allenberry-on-the Yellow Breeches, Boiling Springs, Pennsylvania, March 12-16, 1969.

This Conference is intended primarily, but not solely, for members of the Unitarian-Universalist Churches. Church members should apply before December 15, 1968. After that time unfilled places will be open to non-church members. Inquiries should be addressed to Mrs. Aileen Burchard, Cedar Lane Church, Bethesda, Maryland 20014.

Director: Margaret J. Rioch, Ph.D., Washington School of Psychiatry.

Brochure available in November 1968. Total fee: $200.

GROUP RELATIONS

A Working Conference

to explore the dynamics of power and responsibility
with opportunities for learning about interpersonal and
intergroup problems of leading, following and participating

The Washington School of Psychiatry

Centre for Applied Social Research
the Tavistock Institute of Human Relations

Mount Holyoke College
June 7 - 20, 1969

To all Previous Conference Members

The 1969 Conference makes special provision for members who wish to go further with this kind of training. There will be differentiated participation for those who have attended one or more conferences and for those who have not previously attended. Some events will be held separately and in others there will be joint participation. This will provide an opportunity to enlarge the experience of both old and new members.

GROUP RELATIONS

A Working Conference

The Washington School of Psychiatry

The Tavistock Institute of Human Relations
Centre for Applied Social Research

Amherst College
August 22-27, 1969

RESOURCES

Some findings and conjectures from recent research into resource development and use

I find the great thing in this world is not so much where we stand as in what direction we are moving.—OLIVER WENDELL HOLMES.

NUMBER 25 RESOURCES FOR THE FUTURE, INC. MAY 1967

The Management of Water

THE ARTICLES appearing in this issue are taken from essays in the recently published book Water Research *(see page 6). The book is an outgrowth of a series of water seminars sponsored by Resources for the Future and the Western Resources Conference in 1965. At these seminars students of water resources planning and management—engineers, economists, administrators, lawyers, and political scientists—pooled their knowledge of the state of research in water problems.*

WATER IN INDUSTRY

THE AMOUNT OF WATER that industry takes from streams or ground-water aquifers is not the governing factor in industrial use of water. Although for the nation as a whole industry withdraws more water than irrigated agriculture, the quantity it uses up is considerably less. Even so, the way in which the water is utilized in production has a significant effect on water supplies, both in terms of the liquid wastes that are returned to the water courses and of the water actually consumed.

Hence, industry's future needs and requirements for water are a central factor in planning and managing water resources. In this connection past trends of water intake per unit of product or per employee can be very misleading as guides to the future. What explains, for instance, the fact that production of pulp and paper increased by 26 per cent between 1954 and 1959, while the industry's water intake increased by only 8.5 per cent? Or that 104 petroleum refineries increased their refining capacity by over 51 per cent between 1949 and 1959, while their fresh-water intake increased by only 5 per cent?

Clearly, there is a host of implicit factors affecting industrial water utilization. Important among these is the impact of technological change. A few examples point up some of the difficulties in planning as industrial water demand presses more heavily on local water supplies.

• *Petroleum refining.* Refineries have increased in size and complexity over the last twenty years. Instead of a relatively simple distillation-cracking operation, today's refineries may have, for example, hydrogen-treating units, catalytic reforming units, alkylation units, and units for the production of the entire range of lubricants. Greater refinery complexity results in a

large cooling load and larger amounts of water applied per barrel of crude processed; it also can increase the magnitude and complexity of the waste load per barrel. Thus, refinery complexity is one factor operating to increase the industry's total clean-water needs and its waste loads.

Offsetting this effect, however, are other factors, one of which will illustrate how water per unit can be reduced. In a traditional refinery the different processes are typically separated by intermediate storage. In an integrated refinery, the processes are adjacent to each other and are essentially one big unit. Stock is run directly from one unit as the charge to the next unit. Adoption of integration at the Sohio Toledo refinery saved about 10,000 gallons per minute of cooling water capacity.

• *Pulp and paper.* Higher quality standards for pulp and paper products, together with rising production of colored paper products, account for the continuing increase in total water applied in the production process. Between 1954 and 1959 the total amount of water used to produce a ton of product increased by almost 13 per cent. At the same time, the consumptive use of water per unit—water that is actually used up in the production process — apparently decreased. Why this is so is not clear, but it is conceivable that process changes have resulted in the installation of more closed cooling systems with a consequent reduction in evaporative losses.

The quantity of waste in the final effluent per unit of product has also been reduced, sometimes quite dramatically. How much of the reduction results from changes in production processes and how much from waste treatment cannot yet be determined because the available data do not separate the two types of factors. To illustrate the effect of production process: depending on the method of pulping used, the waste load in pounds of biochemical oxygen demand per ton (BOD is one measure of water quality) can vary from less than 50 to more than 500. Efficient heat and recovery systems can reduce pulp losses, a major contributor to BOD load, by as much as 95 per cent. One kraft mill reduced its average effluent waste load from 57 pounds of BOD per ton in 1955 to 25 pounds per ton in 1960. This was accomplished through tighter plant operation, reuse of process water, constant observation of waste production, and waste treatment.

• *Fruit and vegetable canning.* Higher standards or more stringent specifications for the quality of canned fruits and vegetables have stimulated the development of new methods for cleaning raw products before they are cooked and canned. As an example, it has been found that if raw tomatoes are dipped in hot lye solution they will be virtually free from fly eggs. But large quantities of water must then be applied to wash out the lye. Another process adopted to improve product quality replaces dry conveying belts with water flumes which carry the product through the plant in a wet condition. Improved technology of these kinds results in an increase in the total quantities of water applied per unit.

So far as waste load is concerned, the story is different. Here, more efficient processing equipment is reducing waste load for every ton of raw product processed. The upward trend in case yield attests to this. Over the last twenty years the average case yield for peaches has increased from forty to about fifty-five cases per ton of raw product processed. As the yield increases, more of the raw product is incorporated in the final output, thereby reducing the waste load. Improved filling operations also favorably affect waste load. Even small amounts of syrup spilled in canning fruit products contribute highly concentrated waste in terms of BOD load. Consequently, any increase in filling efficiency can achieve significant reductions in the waste load per unit of raw product processed.

IT IS EVIDENT from the examples mentioned that most of industry's technological changes have been stimulated by factors unrelated to water problems; more often than not their impact on water utilization has been unanticipated. However, where water is scarce and therefore relatively costly, industry is impelled to conserve it by one means or another.

What measures will best encourage industry to more efficient utilization of water from intake to outlet?

Many advocate providing incentives for industrial plants to construct waste treatment facilities. But this raises some basic questions. Industrial firms analyze water utilization problems in terms of the greatest return per dollar invested. If the cost of constructing waste treatment facilities is reduced by tax incentives, grants, or increased depreciation allowances, these facilities may be adopted more readily than alternative means, such as process changes, by-product recovery, and water recirculation which, by minimizing resource inputs, may result in a more efficient pattern of water utilization from society's viewpoint.

Another approach to the problem is to impose charges based on the amount of waste load carried by the effluent. Where sewer charges have been levied, they appear to have been effective in stimulating industrial firms to modify either production processes or waste treatment methods or both. When one company's utilities division levied intake water and waste disposal charges against each of the company's operating departments at a major plant, it stimulated modifications of production processes as well as of water utilization systems within the departments.

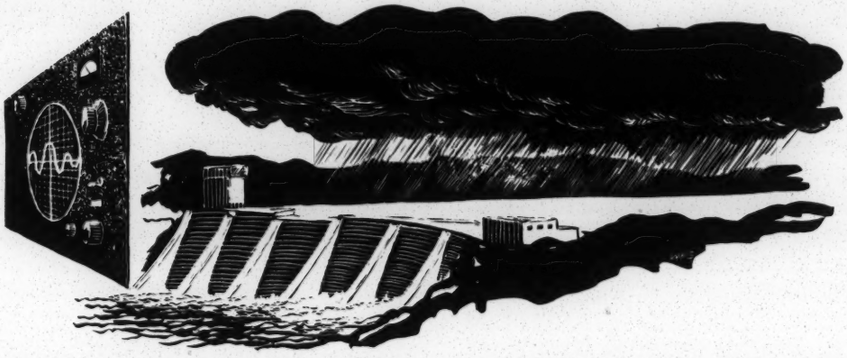
HOWEVER, CHARGES intended to reduce intake and effluent should not be imposed without considering their other possible impacts on water utilization. To illustrate: efficient methods for reducing waste loads in the final effluent can be stabilization ponds, spray irrigation systems, and/or underground disposal. One result of such methods, however, is an increase in the consumptive use or net depletion of water, which may be on the order of 50 per cent in terms of water per unit of raw product processed or per unit of final product. Although small in absolute quantity, increases of this kind may loom large in water-scarce areas. Because the consumptive use of water is the factor limiting the level of economic activity in any area, there can be a conflict between the objective of reducing waste loads and that of minimizing consumptive use.

Consequently, perhaps what should be considered instead of a

water intake and/or an effluent charge is a "water utilization" charge which would take into account all aspects of industrial water utilization. Where water is in relatively short supply, such a charge would encourage an industrial plant to reduce its consumptive use. Credits against water utilization charges could be given to those users who achieve this goal. As an example: In the manufacture of tomato products such as paste and catsup, instead of permitting the water extracted from the tomatoes to escape into the atmosphere, facilities could be encouraged that would capture and condense the water for further use.

The water utilization charge would, therefore, be based on the four factors: Quantity of water intake, Consumptive use of water, Quantity of effluent, and Waste load in the effluent. Just how such a charge would be formulated in quantitative terms and what relative weights should be given to the various factors remain matters for further investigation.

Adapted from "The Economics of Industrial Water Utilization," by Blair T. Bower.



BEFORE THE FLOOD

RELATIVE TO ITS RESPONSE to a storm pattern, the river basin may be considered a system: local watersheds respond to local rainfall patterns according to soil moisture, ground cover, average slope, etc., and contribute runoff to tributary streams. Here the drainage channels combine the flows, and waves of discharge are propagated to downstream areas on the main stem. Often the response has been modified by man: forests have been cleared, dams have been constructed across streams, levees alter the flood wave propagation velocity. But whatever its current configuration, if left alone or subjected only to rigid operating rules for reservoir releases, it is in theory a deterministic system. With enough information and computing power the response in terms of flood heights and consequent damages can be predicted for any of an infinite number of storm patterns.

This sounds like a large order, but it is just what engineers have been doing to the best of their ability for a long time. An important part of the design of a dam is the determination of the inflow expected from a "design storm" based on the best available statistics of rainfall and runoff. The downstream channel is then designed on the basis of the expected release rates from the dam.

However, in the design process only a few storm patterns can be used out of the infinity of possibilities. After the design process is complete and the physical works are constructed, the response to each storm pattern as it occurs is then subject to further calculations so that within the physical limitations the best operation is carried out. This is not a simple problem, even for a single reservoir. Consider the position of a decision maker in the midst of a moderate storm as he plans the release rates from a reservoir: his first responsibility is the safety of the dam, but within that restriction he must make releases so that long-term damage to the downstream area is minimized.

What information does he have on which to base his decisions? He knows the current inflow rate to his reservoir, and can project this for a day ahead with fair confidence; he knows how much of the reservoir volume remains vacant and available to take up the difference between inflows and releases; and if there are uncontrolled areas downstream between the dam and a potential damage area, he may know how much of a flood may be coming from such areas and regulate his own releases accordingly. The number of combinations and permutations of these few factors can be accommodated by a set of rules, charts, and nomograms in many cases. That is, there need be no ad hoc human judgment applied for this single reservoir problem.

WERE THE EFFECT of operating all reservoirs in a river basin strictly additive, the above ideas could be extended easily, perhaps with the help of linear programming. Unfortunately, no such simple methods are feasible; the interactions among elements of a multireservoir system cannot be neglected.

To illustrate: Assume that we can see, coming down the main stem of the river, a large flood wave that will arrive at our damage center in about two days. Meanwhile, a local tributary, equipped with a regulating reservoir, is threatening to produce damaging flows in about twelve hours unless we use up storage volume to prevent its doing so. By taking all the upstream information into account, we can arrive at a reasonable estimate of and probable lower limit to the damage from the main stem flood acting alone.

By appropriately manipulating the tributary releases, we can allow an initial heavy flow from a local area in order to save storage space, even though this will produce damages that would not otherwise have occurred so soon. Later this storage space will be used to allow the tributary to be completely shut down as the main flood goes by. Thus, by taking our damages ahead of time, we may be able to reduce the overall damage during the worst period.

In a large system there are likely to be many such opportunities during a flood emergency; however, each of them will be unique, and

there is likely to be an astronomical number of possible situations. . . .

Linear and dynamic programming are capable of analyzing problems of astonishing complexity—so long as the independent variables enter in a linear way. However, when interactions and other nonlinearities do enter, they compound the problem not in an additive way but in an exponential way. . . .It appears that we could step up computer speed and memory capacity by a factor of a hundred and still not feel any more hopeful about the usefulness of these programming methods for the problem we are discussing.

An important factor in extending the number of variables is that each physical variable changes with time, and in the ordinary optimization schemes its value during each interval of time becomes a new mathematical variable. However, this new sequence is ordered, for later values cannot affect earlier ones; dynamic programming takes advantage of this fact. Simulation takes advantage of it too, in an implicit way, for it is a method of calculating at each instant the progress of phenomena that would take place in the prototype according to the parameters and inputs assumed.

Whatever the physical means of carrying out the simulation, there will be a branch point each time a decision must be made; and as in a chess game, the number of individual paths through all the branches quickly becomes astronomical. Thus it appears that introducing human judgment at critical points, within the simulation, will be very helpful; some would say essential.

This leads us towards the concept of man-machine interaction in which the machine provides the high-speed computing or simulation under the currently prescribed conditions and decisions, and the human operator provides the decisions that steer successive simulations toward an optimum. . . .

The analog simulators the Hydraulics Laboratory at the University of California, Berkeley, has been building are designed for very fast operation and for easy communication to and from the human operator. The Kansas River analog model, for example, completes sixty simulations per second; consequently, the output display on a cathode ray oscilloscope is presented without a flicker that is apparent to the eye. This model, the development of which was supported by the Kansas City District of the Army Corps of Engineers, and completed in 1964, represents the first application of analog simulation techniques to a river basin.

The basic idea of such simulators is that they obey the same equations, relative to the electrical currents and voltages involved, as govern the actual prototype variables. In this case, electrical current corresponds to discharge, and voltage corresponds to water levels above a local datum. The analog, which is a large network of special circuits, simulates all the pertinent properties of the flood control system: the ability to transmit waves having the correct celerity from one point to another, to attenuate these waves or to allow them to build up according to the channel properties, to store electrical charge in the way reservoirs store water, and to be subject to all the manipulations to which the flood control system is subject. This is quite an order, and has been achieved through a large number of ingenious circuit designs in which the physical features of the flood control system are simulated. . . . The operator then can see displayed before him in almost instantaneous fashion the results of whatever reservoir release schedule he has established. He can increase by an arbitrary amount the release from an upstream reservoir during a particular six-hour period, note that the resulting flood wave will overtop a levee fifty miles downstream, and reduce the release back to its original amount, all in less time than it takes to describe his actions. Because the machine is so responsive, he can try out all kinds of schemes, and can just as quickly reject the unworkable ones.

In Looking Back over our experience with analog simulators at Berkeley, it seems to me that the most important conclusion has been that the human mind, with its capacity to integrate and hold together a vast amount of information and to formulate decisions on this basis, must be brought into interaction with computing machinery, of whatever sort, if we are to successfully optimize the operation of large systems. At one time we were dazzled by the seemingly inexhaustible capacity of the computer for enormously extended analysis. Now we realize that as the degree of system complexity goes up, the permutations rise exponentially, and some commonsense limitations must be made on the alternative possible paths to optimizing a solution. So far as I can see, there will never be a substitute for this function of the human mind; therefore we must search for ways that can accommodate this important part of the man-machine team as a real equal, and not as a second-class partner off at a desk somewhere. In this search the analog simulators have made a significant contribution.

Adapted from "Analog Models for Stream Hydrology," by J. A. Harder.

Willing to Pay

RECREATION SERVICES have only recently been recognized as products of land and water resources. As such, they offer problems of evaluation that do not occur when dealing with most goods and services—for example steel and lumber. Conflicting demands for commodities such as these are resolved largely in the market places of the private economy, where users bid against each other for the limited supplies. Outdoor recreation, however, has developed largely as a non-market commodity. This absence of a market makes it necessary to impute values to the production of recreation services.

No goods or services are priceless. There is an individual and collective limit to how much we will give up to enjoy the services of any outdoor recreation facility or to preserve any scenic resource. It is our belief, therefore, that the most relevant economic measure of recreation values is willingness on the part of consumers to pay for outdoor recreation services. This set of values is comparable to economic values established for other commodities, for it is the willingness to give up on the part of consumers that establishes values throughout the economy.

Economists are experimenting with several ways of measuring the recreationist's "willingness to pay." One of these, the direct interview method briefly described below, shows promise of being reasonably effective.

Through a properly constructed interview approach one can elicit from recreationists information concerning the maximum price they would pay in order to avoid being deprived of the use of a particular area for whatever use they may make of it. The procedure is based on the assumption that the recreationist has made a rational series of allocations of time and money in order to participate in the recreation being evaluated. Since the opportunity itself is available at zero or nominal price, the interview provides the means for discovering the price the person would pay if this opportunity were marketed.

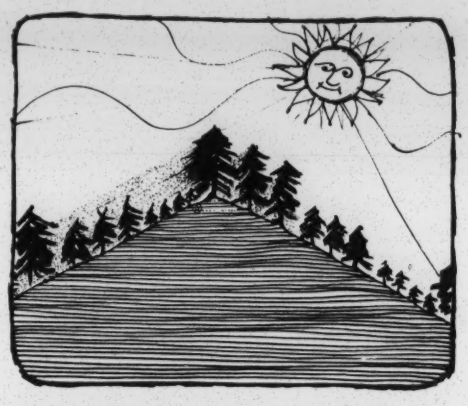
The chief problem to be reckoned with is the degree of reliability that can be attached to the information the respondent provides the interviewer. Particularly on questions dealing with matters of opinion, the responses are subject to many kinds of bias. Consequently, it is advisable to phrase the questions in such a way that the recreationist is not asked to give his opinion on the propriety of charging for the use of recreation areas. In survey methodology, it has been found that the less hypothetical the question, the more stable and reliable is the response. Following this principle, the respondent ought to be a consumer of the product rather than a potential consumer. It may also be preferable to conduct the interview when the respondent is at the site of the activity. This may contribute to the accuracy of the responses by reducing his need to project from one situation to another.

THE INTERVIEW method was tested out on a sample of users of a forest recreation area in northern Maine. The interviews included a bidding game in which respondents could react to increased costs of visiting the area. Bids were systematically raised or lowered until the user switched his reaction from inclusion to exclusion or vice versa. The bidding questions were interspersed with a series of propositions for which the respondent was to indicate his opinion in the form of a positive, negative, or neutral reaction. His reactions to increased expenses connected with the visit constituted the essence of the bidding game.

Those interviewed included hunters, fishermen, and summer campers. Each respondent was asked questions relating to household willingness to pay, household income, years of acquaintance with the area visited, and length of visit. For the sample of 185 interviews, willingness-to-pay-per-household-day ranged from zero to $16.66, and the value that occurred most frequently was between $1.00 and $2.00 per day per household.

Respondents' comments indicated that they were turning over in their minds the alternatives available in much the same way that a shopper considers the price and desirability of different cuts or kinds of meat. This, and a certain amount of internal consistency in the responses suggest that considerable weight can be attached to the interview responses for assessing a recreationist's willingness to pay as a means of measuring recreation values.

Adapted from "Comparisons of Methods for Recreation Evaluation," by Jack L. Knetsch and Robert K. Davis.



FORESTS AS RESERVOIRS

PERHAPS HALF of the major river systems of the West comes from melting snowpacks. These snowpacks act as huge reservoirs, "spilling" their water over long periods in the spring and in the early summer. Research in forest practices has indicated that we can manage the snowpack reservoirs, both to yield more water and to improve the time of delivery to meet our water needs.

Several studies have compared the effects of different types of logging, such as selective cutting, strip cutting, block cutting, and sequential cutting, on snow accumulation and melt and on soil moisture losses. These studies furnish clues to relative effectiveness of management techniques in improving water yield from snow.

Strip cutting has some advantages over block cutting, in part because the narrow clear-cut strip retains snow for a longer period than the clear-cut larger block, and so can deliver more water later in the spring.

The full effectiveness of strip cutting cannot be evaluated by simple comparison of the amount of snow in the strip and in the adjacent forest. Analyses of more than fifty-eight snow courses in the central Sierra of California have shown that increases in accumulated snow resulting from strip cutting occur not only in the cut opening but also in the adjacent forest. An experimental cutting in the Tahoe National Forest, near Yuba Pass, California, illustrates this point.

THE YUBA PASS cutting consisted of five east-west strips, 0.6 mile long, 135 feet wide, and 400 feet apart. The cutting permitted comparison

of the total snow accumulation and rate of snow melt under five different treatments: slash piled strips, slash lopped strips, strips with small trees left, strips with slash dozed downhill, and wall-and-step strips. The last type of treatment (illustrated) achieved by far the largest snow accumulation.

Cutting was in an old-growth red fir stand on a 15 per cent north slope at an elevation of 6,700 feet. The snowpack was measured at some 400 points on April 24, 1963 —about the time of the maximum pack—and again on May 21, when about 60 per cent of the pack had melted. The snow in the center of uncut forest averaged 19 inches of water equivalent on April 24, and 7.7 inches on May 21. Increases in the snow associated with the wall-and-step cut strip amounted to 18.9 inches of water, and increases for the whole forest measured 4.7 inches of snow water. The treatment increased the total snow accumulation by 25 per cent for the forest as a whole. Seventy per cent of the forest's increase persisted as delayed melt until May 21.

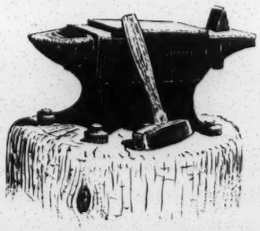
An increase of this proportion is important enough to encourage management of these high-elevation forests for water yield. In view of later reports from forest officers indicating "little or no blowdown in the severe October storm" and "an economical logging show," it is not too much to hope that treatments of this kind may be feasible.

Adapted from "Integrating Snow Zone Management with Basin Management," by Henry W. Anderson.

THE HEAVY ANVIL

OPTIMAL GOALS in flood management may be farther away because of the emphasis federal agencies and their academic reformers have placed upon normative economic analysis. Refinement of the benefit-cost practices has directed attention to what should be engineering investment in flood plains rather than to explaining the present use of the plains. While there is much room for improvement and while benefit-cost analysis would be enhanced by insight into managerial behavior, it detours the realistic prediction of future use. By assuming the managers of flood plain property are either optimizing, rational men, or narrow, inflexible men, it avoids difficulties that would arise were account taken of information lacks; interpretation of information; differing perception of hazard, technology, and efficiency; differing decision rules; and inconsistent social guides.

Having prescribed a simple cure, there is little incentive for the government doctor to return to the bedside to find out what happened to the patient. Public doubts about economic justification are soothed by B/C ratios exceeding unity while public side-effects are largely ignored. It should not be abandoned, but the weight of its authority should not be carried unless it is used to help explain the vital question of what will be the future use if a given adjustment or use is adopted.



One day a short, sturdy Maine blacksmith, after long wooing the willowy village belle, won her consent to marriage as they talked in his shop. Enthusiastically, he jumped onto the anvil and kissed her. Then they walked hand in hand out across the meadows. "Shall we kiss again?" he asked. "Not yet," she said. Farther on he again put the question. "But why do you keep asking?" she replied. "Because," he said, "if there isn't going to be any more kissing, I'll stop carrying this anvil." Normative economic analysis is an anvil that can serve several important uses, including intangible aesthetic ones, but there isn't much point in carrying its weight unless it is used properly.

Adapted from "Optimal Flood Damage Management: Retrospect and Prospect," by Gilbert F. White.

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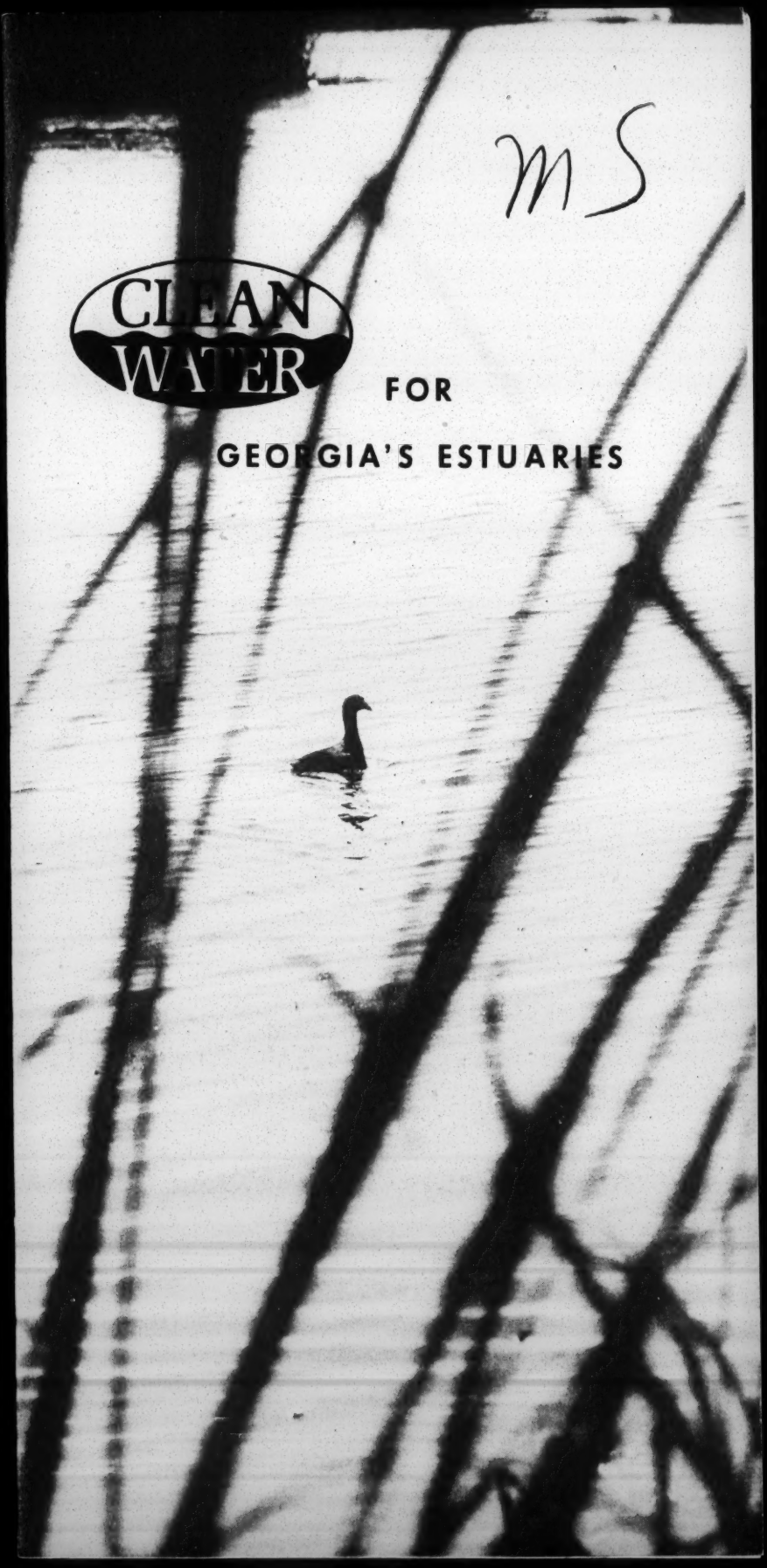


U. S. Department of Housing and Urban Development
Washington, D. C. 20410

basic water and sewer facilities grants

HUD's Water and Sewer Facilities Grant Program helps communities stretch their limited financial resources to provide needed public services for their citizens. But water and sewer system development can contribute much more than basic service facilities. Communities that initiate wisely planned projects are responding effectively to social needs as well. Such projects frequently trigger local employment opportunities, promote an increased housing supply, and provide an atmosphere conducive to economic growth.

The Grant

Local public bodies and agencies may apply to HUD for grants to finance up to 50 percent of the cost of building new water or sewer systems or of enlarging, improving, or rehabilitating present facilities. HUD will supplement the grant to cover relocation payments to individuals, families, and businesses displaced from land acquired for a project.

The Applicant

To qualify for a grant, the applicant must be a city, town, county, Indian tribe or a public agency of one or more States or cities. The applicant must have adequate legal authority to plan, finance, build, and operate the proposed project.

Application forms and detailed program information are available at HUD Regional Offices serving areas where projects will be located. See the back of this leaflet for a list of HUD offices.

The Project

HUD's grant funds are limited and each project application must be weighed for eligibility. To qualify for assistance, a proposed water or sewer facility must be necessary to improve health or living standards and to promote community development.

It must be designed with a capacity to meet projected area growth needs and must be consistent with area plans for a unified water or sewer system. For a more detailed explanation of HUD's planning requirements, obtain a copy of the *Water and Sewer Facilities Planning Requirements Guide* from the nearest HUD Regional Office.

Another important measure of the project's value is the effect it will have upon crucial community problems. Typical problems might include housing low- and moderate-income families or abolishing patterns of housing discrimination.

Water systems may include facilities to store, supply, treat, purify or distribute enough water for domestic, commercial, and industrial use. Sewer facilities may include sanitary sewer systems to collect, transmit, and discharge liquid wastes. HUD-assisted projects may not include treatment works eligible for assistance under the Federal Water Pollution Control Act (P.L. 84-660). Sewer projects also may include storm sewer systems to collect, transmit, and discharge storm water caused by rainfall or ground water runoff.

Applicants for HUD water and sewer grants may not use them to finance ordinary repairs or to maintain existing facilities. Nor may they use them to refund outstanding bonds, liquidate other liabilities, or purchase existing systems. Project costs or obligations incurred before a grant agreement is executed with HUD are **not** eligible for grant assistance.

Funding the Project

The applicant receives grant funds from HUD in installments that are scheduled to keep the project adequately funded. The Federal grant funds and the local share are deposited in an approved financial institution, designated by the applicant.

Usually, Federal grant payments begin after the applicant's share has been provided and expended for approximately 40 percent of the project cost.

HUD advances funds for relocation payments to those who will be displaced by the project in sufficient time to pay approved claims. The applicant, in turn, must maintain complete records of all relocations and payments. The

claimants to whom payments are made may be displaced individuals, families, business concerns, and nonprofit organizations.

HUD withholds 10 percent of the grant until the applicant completes the project and furnishes an acceptable audit.

Acquiring Land for the Project

The applicant is required by law to follow prescribed policies in acquiring land by eminent domain. HUD must receive a Land Acquisition Policy Statement assuring that:

- The applicant will make every reasonable effort to acquire the real property by negotiated purchase before instituting eminent domain proceedings.

- An owner will not be required to surrender possession of his property until he has been paid either an agreed purchase price or not less than 75 percent of the appraised fair value, as approved by the applicant and concurred in by HUD.

- A person lawfully occupying property will not be required to surrender possession without at least 90 days' written notice of the date on which possession will be required.

The project applicant must document compliance with this policy by maintaining records of all actions, including negotiations with property owners.

Design and Construction

HUD-assisted facilities must be of economical design, construction, and materials. The applicant and the project engineer develop and prepare all project plans and specifications. In addition, they submit to HUD evidence that all

regulatory bodies having jurisdiction over planning, construction, and operation of the proposed facilities have approved the project.

Construction contracts are awarded on the basis of competitive bidding to the lowest responsible bidder. The selected contractor must furnish satisfactory performance and payment bonds.

The applicant is required to provide competent supervision and inspection of construction. HUD field engineers visit the project during construction, according to the conditions governing Federal grant assistance. HUD is required to charge a fee for project inspection.

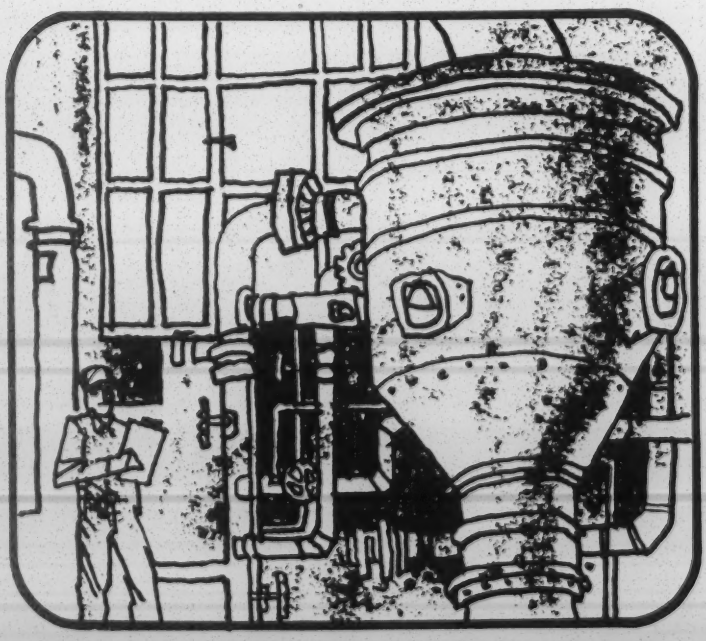
Water Pollution Control Certification

Before approving an application for grant assistance to construct a sewer facility, HUD initiates a request for certification from the Federal Water Pollution Control Administration (FWPCA), Department of the Interior. The FWPCA requires assurance that any waste material carried by the facility will be treated before it is discharged into any public waterway. This assurance is required to meet applicable Federal, State, interstate, or local water quality standards.

Labor Requirements

Wage rates paid for labor must not be less than the prevailing wage determined by the U.S. Department of Labor in accordance with the Davis-Bacon Act and set forth in the construction contract.

The construction contract also is subject to the Contract Work Hours Standards Act (P.L. 87-581) and to applicable regulations of the U.S. Department of Labor.



Equal Opportunity

Generally, HUD-assisted projects are reviewed for their contribution to advancing the national housing goals and responding to human needs. Such projects may not promote conditions which result in discrimination in housing opportunities or inequities in employment of racial or other minority groups.

For example, a proposed public facility cannot qualify for HUD aid if its construction will result in unfair or discriminatory provision of a needed public service.

Title VI of the Civil Rights Act of 1964 and HUD regulations prohibit discrimination on the grounds of race, color, or national origin in housing and facilities provided with Federal financial assistance.

Contractors and subcontractors engaged in the construction of housing or facilities receiving Federal financial assistance are required not to discriminate and to adopt an affirmative action program to achieve equal employment opportunity.

Applicants for assistance under HUD programs will be notified at the earliest possible time—usually before filing formal application—of the relevant equal opportunity provisions that apply to the housing or facilities involved in the application. At such time, any questions regarding equal opportunity can be answered specifically and in detail.

The Water and Sewer Facilities Grant Program is administered by the Assistant Secretary for Metropolitan Planning and Development. It is authorized by Title VII of the Housing and Urban Development Act of 1965.

Regional Offices of the Department of Housing and Urban Development

26 Federal Plaza New York, New York 10007	Connecticut Maine Massachusetts New Hampshire New York Rhode Island Vermont
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This list subject to change as of September 1970.

June 1970 **HUD-100-MD**

GPO : 1970 O - 386-489

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The Journal of California Tomorrow
Winter 1966-67

FRANK M. STEAD

HAVE WE GOT WHAT IT TAKES?

HOW TO GET RID OF SMOG

To get a working handhold on the smog problem in California today, it is necessary to glance back over the 30 or more years in which it has been developing.

In the 1930's, Los Angeles County, with a population of a little over two million, was aware that her matchless climate was blemished by air pollution. But air pollution in the 1930's bore little resemblance to today's. No one had heard of hydrocarbons or smog, and the petroleum refining industry, distinctly second in importance to the motion picture industry, was blamed only for producing noxious odors. In the Long Beach area, residents frequently complained about the odorous sulfurous gases released at night from certain refinery units and irritant gases which resulted from the burning or dumping of acid sludge. At about this time, long before the entrance of government into the field of air pollution control, the oil industry, itself, employed a technical inspector who was charged with the duty of keeping a 24-hour surveillance of the refineries and vested him with authority to enter refinery premises and halt any operation producing an odor nuisance.

Fish canneries and reduction plants at Terminal Island, rendering plants at Bandini, as well as hog ranches and sewer farms, all felt the brunt of public resentment which led local health departments to bring action against the offenders under nuisance statutes.

By far the most spectacular source of smoke during this period stemmed from the practice of orchard heating. The great citrus belt of Southern California, sweeping through the San Gabriel and Pomona Valleys of Los Angeles County, constituted the major bulwark of the economic life of the communities in that area. Several times each year frost threatened not only the crops, but on colder nights, the trees themselves.

The smudge pot was then the most respectable means of raising the temperatures of the air in the orchard the necessary few degrees, but if that did not prove adequate, the ranchers burned old rubber tires and crude oil. Smoke was then considered as important as heat. After a night of heavy firing, a pall of soot which literally blacked out the sun enveloped the valley towns. It is interesting to reflect back upon the almost unlimited tolerance of the people of the valley towns of that day to this deliberately imposed, massive defilement of air. Their tolerance stemmed from their conviction that the pollution was unavoidably necessary and that at worst it would last no more than a day or two.

Two other sources of air pollution which plagued Los Angeles County 30 years ago were forest fires and dust storms. Devastating fires would occasionally ravage the forest slopes of the Sierra Madre Range. More frequently, the dreaded Santa Ana dust storms from the deserts of San Bernardino and Riverside Counties filled the air of San Gabriel Valley, giving it the appearance of present-day smog.

Ten years later, in the early 1940's, significant changes had taken place in the air pollution situation. Industries which manufactured or

FRANK M. STEAD *is Chief, Division of Environmental Sanitation, California State Department of Public Health.*

One of the nation's top environmental engineers lays the basic smog question on the line and asks Californians whether they will pay the price for clean air. For the first time a government official eminent in the field of air pollution states that the primary culprit must go. In his words, "It is clearly evident, therefore, that between now and 1980 the gasoline-powered engine must be phased out . . . The only realistic way to bring about this historic kind of changeover on schedule is to demand it by law in the public interest; that is, to serve legal notice that after 1980 no gasoline-powered motor vehicles will be permitted to operate in California."

used huge quantities of volatile chemicals were moving into the area. Los Angeles County had become a major aircraft manufacturing center. A butadiene plant was built in the heart of Los Angeles. The total capacity of Los Angeles County's oil refineries had increased only by a few percent, but the refining process had undergone a profound change, with cracked gasoline, produced by catalytic processes, augmenting the previous straight-run and thermally-cracked gasolines. This resulted in a motor fuel with markedly different characteristics. The number of motor vehicles had increased only about 50 percent over a 10-year period, but the compression ratio of the internal combustion engine had gone up (with resultant increased temperature of combustion), and the motor vehicle itself had become a low-grade gasoline-cracking plant. The number of diesel trucks on the highways, and the volume of fuel oil and natural gas burned in homes, public buildings, and industry increased greatly over the 1930's.

The effects of air pollution had, by now, undergone considerable change. The major sources of odor prevalent in 1930 had been largely cured. Fish reduction plants now used steam-jacketed driers; refineries were collecting their fumes and burning them; rendering plants were oxidizing their odorous vapors with combustion, chlorine, or chlorine dioxide gas, or scrubbing them with liquids containing a neutralizing agent. Acid sludge was being shipped by rail to a plant in the San Francisco Bay for conversion into ammonium sulfate. Orchard heating had been rendered relatively smokeless, partly as a result of improved oil heating design, and partly as a result of the use of butane heaters or wind machines in many orchards. (The idea of the necessity for smoke itself had been proved false.) Sewer farms were a thing of the past.

These changes in the sources of air pollution began to make dramatic changes in the symptoms of air pollution. Odors were diminished but eye irritation began, and the word "smog" came into our vocabulary. People began to notice that the transparency of the air on which they had prided themselves was gone even on many days when there were no dust storms, forest fires, or orchard heating. They suspected that something besides natural haze was the cause.

In characteristic fashion, they demanded that something be done — although we were then at war — and the governing body of Los Angeles County named the county health officer as "air pollution officer." The Los Angeles City Council also instructed its health department to get into action. The biggest detective story of the century was begun.

Starting with the clue of eye irritation, the first smog fighters began to sample the air for known gaseous irritants encountered in industry — acrolein, other aldehydes, sulfur dioxide, sulfur trioxide, and nitrogen dioxide. They were fortified by 25 years of experience in coping with these irritant gases in industry. Threshold limits, called "maximum allowable concentration," had been established for each. It was possible to find all of these substances in the air of Los Angeles County, but they were seldom present at a concentration of as much as one-tenth that which industrial experience showed to be the threshold of concern. Furthermore, when one added up all the known quantities of these compounds discharged into the air and then divided by the volume of air in the basin, even on days of low ceiling, it was evident that the industrial thresholds could not possibly be reached in the total air mass.

Consequently, there began a search for an unknown culprit, a search which still continues today. It became evident that air volume available for diluting wastes was a key factor, and meteorologists were brought into the investigation. The concept remained, however, that the guilty substance was by design, or accident, being introduced into the air at some one place. The problem consisted of identifying it, locating its source, and "shutting it off."

But as time moved inexorably onward, the situation worsened, and the people, with rising impatience and uneasiness, demanded action. And action they got. First, local governing bodies enacted local ordinances; then the State Legislature, now freed from the restraining effect of the war, enacted a statute making air pollution, in effect, a crime. Full use of the police power was authorized to abate the discharge of virtually any foreign substance into the air. Glaringly absent was any significant provision for research. This was an emergency and there was no time for the slow, laborious, scientific unraveling of the obviously complex problem.

In 1950 the break came. Professor A. J. Haagen-Smit, a professor of biochemistry at the California Institute of Technology, demonstrated that smog was the result of a *chemical reaction in the atmosphere itself*, that smog was not just the sum total of things dumped into the air. He showed that when hydrocarbons (gasoline

vapors) and oxides of nitrogen (in every high temperature combustion, some of the nitrogen in air is oxidized) are mixed in the presence of ultraviolet light (sunlight) they undergo a series of reactions terminating in the formation of a new group of irritating compounds which he termed "oxidants." For the first time, then, even though the specific composition of the oxidants had not been established (and still hasn't), the raw materials of the brew were known and the great detective hunt was over. It was now possible to seek out the sources of hydrocarbons and oxides of nitrogen and shut them off.

The key facts soon came to light. The principal source of energy production in California is petroleum combustion. The production and transportation of liquid petroleum products, principally gasoline, result in the loss to the atmosphere of many tons of gasoline vapor per day. Any combustion of petroleum, or other fuel, results in production of oxides of nitrogen which are discharged into the air along with smoke, carbon monoxide, carbon dioxide, sulfur dioxide, and other pollutants. These facts pointed the finger at every home, factory, public building, and motor vehicle in the state. From the dilemma of having no culprit, we found ourselves in the absurd predicament in which everyone was a culprit.

For the next ten years, the state, local governments, and industry embarked upon a truly epical effort on many fronts.

Local air pollution districts established and enforced strict regulations governing the emission of virtually all types of waste gases and solids to the atmosphere. Universities and research institutions plunged into pioneering efforts to elucidate the mysteries of the newly discovered reactions in the atmosphere. Meteorologists throughout the country began, for the first time, to study the forces of air behavior close to the ground where smog is formed and trapped, rather than aloft where weather is made and planes fly. The state mounted a comprehensive program of measuring, for the first time, the air quality in the many regions of the state and began to equate this quality to the time and location of emissions, both fixed and moving. The automobile industry, sensing its coming major involvement in the problem, began intensive study.

The picture began to emerge unmistakably clear. The classic problems of dust, smoke, odor, sulfur dioxide, and carbon monoxide were all present in California. But the dominant factor was *photochemical smog,* which was attributable directly to hydrocarbons and oxides of nitrogen, that is, to the combustion of petroleum. Classic regulatory approaches had shown their efficacy in coping with air pollutants from fixed sources of emission, except for oxides of nitrogen; but the motor vehicle emerged as the dominant element, which uncontrolled could by itself so pollute the air of California cities as to make them uninhabitable.

In 1959, the legislature directed the State Department of Public Health to establish standards for the air, and, based on these standards, to establish limits for motor vehicle emissions. It also established a Motor Vehicle Pollution Control Board to test control devices, and when effective devices, or systems, were available, to require them on California cars. Thus, 30 years after air pollution was first recognized as a public problem in California, the state openly acknowledged what the problem really was and provided the legal muscle to tackle it.

The rest is history familiar to everyone. The state set standards at three levels: a "clean air" standard, a standard of "public health concern," and a "disaster level" standard. Next, the state decided that the motor vehicle control program should be based upon the "clean air" standard and established standards for motor vehicle emission on this basis. The standard for hydrocarbon called for an 80 percent reduction in the *average* emissions from motor vehicles. No devices were available which could meet this standard and, not until 1966, did they appear on new cars sold in California.

The state now faces a crisis in its motor vehicle control program. Because half of the cars in California are more than five years old, the effect of the new control devices will not be noticeable for several years. The 80 percent reduction, itself, will become inadequate in 1970 because of the increase in the number of cars, so new motor vehicle emission standards have already been set for 1970 which call for reductions considerably greater than 80 percent. This standard itself would hold the line only until 1980. It remains to be seen whether with internal combustion engines the motorcar manufacturers will be able to meet this 1970 standard. Obviously, we are near the end of the road on this approach if the number of motorcars continues to increase.

This year the state set air standards for oxides of nitrogen, but these are based upon health effects and color, not upon the role which

oxides of nitrogen play in the photochemical reaction. A fierce debate now rages in technical circles as to whether it is practical to lower oxides of nitrogen in motor vehicle exhaust to levels which will alleviate the photochemical reaction, particularly since these gases are not now controlled in fixed installations.

Stripping away all of the fine points of the technical debate, one conclusion is inescapable. If we are to have clean, transparent, and non-irritating air in our basins, we must control the number of gasoline-powered motor vehicles that operate in them. Can we do it? The answer lies in our response to two very basic and gutty issues:

1. The first issue involves the conflict between individual choice and the public interest. In this instance, the individual choice is the choice to drive one's own car. This is not so much a matter of cost, or even convenience, as it is a deep-seated question of culture and self-image. When man first mounted a horse and identified himself with it, he became a superior individual with capabilities, authority, and prestige far superior to those of his pedestrian counterpart. The West was won by men on horseback and the private motorcar is today's horse. It is difficult for a Westerner to understand how a resident of New York City can possibly get along without his own "mount." So it is idle to plan that Californians are going to give up their individual automobiles. They simply aren't. I think it is possible to make a bargain with many of them to leave their "horses" at the perimeter of congested urban areas if we can build public urban transportation systems which base their appeal not only on comfort and economy, but on speed, novelty, and exhilaration of the ride. But while the creation of such systems may partially reduce smog, at least temporarily, they will not solve the problem no matter how fervently we wish they might.

2. The second basic issue has to do with the freedom of private enterprise when the public interest is involved. The private enterprise at stake here is the motorcar manufacturing industry, and the key question is the kind of power plant provided to propel the motor vehicle. Now, indeed, we have arrived at the very crux of the problem. California has, to all intents and purposes, a fixed air capacity to receive wastes, and this capacity will soon be overtaxed over vast regions of the state even with full use of mass transit, if the internal combustion gasoline engine in its present form continues to be the power source for motor vehicles. If urban and industrial development continue as predicted, by the year 1980 fixed sources of air pollution alone will place the maximum burden on the atmosphere compatible with good air quality, even though the sources are fully regulated. After 1980, combustion sources of power development in fixed installations must be progressively replaced with nuclear sources if clean air is to be maintained, even though the motor vehicle exhausts are eliminated.

It is clearly evident, therefore, that between now and 1980 the gasoline-powered engine must be phased out and replaced with an electrical power package or at least one which does not emit hydrocarbons and oxides of nitrogen. This is far too fast a changeover to be accomplished by private enterprise on a voluntary basis. One reason is the massive capital investment that must be "suddenly" written off. A more formidable obstacle is the high cost of a crash program of development of a new power source. An even greater deterrent is the risk to private enterprise that for the first few years the new power source may lack some of the attributes of performance that are possessed by the gasoline engine and prized by its driver, so that the innovator would be at a competitive disadvantage.

The only realistic way to bring about this historic kind of changeover on schedule is to demand it by law in the public interest; that is, to serve legal notice that after 1980 no gasoline-powered motor vehicles will be permitted to operate in California.

This idea, in turn, raises the question of public understanding and support, without which no such law could be passed or enforced.

So we are back at long last to where we started — with the people. What will it cost them and is it worth it? It is not unreasonable to assume that a new type of power plant, including its developmental costs, would increase the average cost of motor vehicles during the changeover period by $500 per car. If the people knew this, how would they react? I believe that if the question were properly presented, the people would say "yes." The $500 extra car cost, spread over a five-year vehicle life, amounts to $100 per year per car, or $100 per year per working adult (in California there is roughly one car per person of wage earning age). It will cost each responsible adult citizen of California 28 cents a day over a 10-year period to eliminate once and for all the murky skies

and choking smog that now typify what once was the Golden State. Surely, in this land of affluence, that's a bargain.

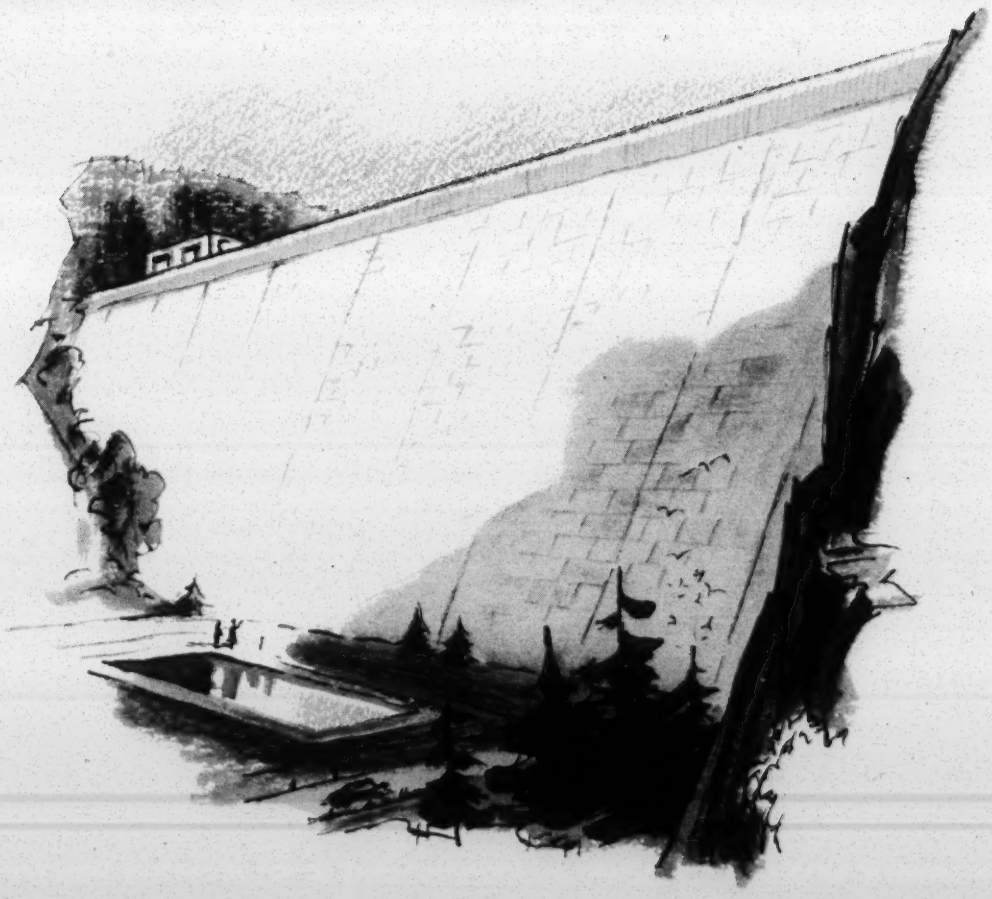
As a last-ditch plea for delay, someone is sure to ask, "How do we know a new exhaust-free power package can be developed on a crash schedule?" The answer is that it's merely a matter of hardware that can be produced on demand if we are willing to pay a modest premium. No new principles of energy conversion are involved. The new power source can be far more efficient and, ultimately, it will give us a horse under the hood that will bring back the thrill of that first car.

Frank Stead has stated the smog issue clearly, and his conclusions are inescapable. California can no longer tolerate the destruction of its air resource by the gasoline-powered motor vehicle. The importance of the motor vehicle and petroleum industries to the economy and wealth of California requires that their manufacturing and production ingenuity be exploited for the development of propulsion systems which do not pollute the air. The issue is not so much removing the motor vehicle but rather having a power plant which produces no pollutants, a clean propulsion system for the motor vehicle. Therefore, the state must stipulate emission standards or requirements which prohibit the sale and use of gasoline-powered vehicles as we know them today.

John T. Middleton, Director of the Statewide Air Pollution Research Center, University of California, Riverside, and member of the State Motor Vehicle Pollution Control Board.

Background on WATER

FOR MUNICIPAL, STATE and FEDERAL PLANNERS



WEST MT. AIRY NEIGHBORS

ANNUAL REPORT

1964

PRESIDENT'S REPORT
THE WEST MT. AIRY NEIGHBORS
ANNUAL MEETING, FEBRUARY 8, 1965
Matthew W. Bullock, Jr.

In this day and age, with the newspaper headlines full of crime waves, Mississippi social insecurity and sexual revolutions, being president of West Mt. Airy Neighbors has seemed something of an anacronism. Six years ago our community, too, was swept with unrest; rumors were rife and fear was the order of the day: fear of change - neighborhood change, school change, racial change - fear that the community somehow had reached the end of its life as a calm, stable, beautiful community.

West Mt. Airy Neighbors was established to turn fear into hope, to turn confusion into organized and constructive community activity. We were formed to meet a need and we were welcomed by the community with open arms.

Today, six years later, West Mt. Airy is more vital than ever. Not only is our neighborhood, with its homes and its natural amenities, as beautiful as ever, but the area has taken on something new, a spiritual something which has meaning not only for the residents but for the outside world. People are seeking homes in West Mt. Airy because they want to live in the kind of atmosphere our community offers. Other areas are eager to hear of our experience.

I think that, in a sense, the first phase of our organization's life is over. We have put out the fires we were created to combat. I do not mean that negative pressures on the area have ceased completely, but our handling of them has become routine. We shall continue our vigilance as to zoning, real estate practice and such matters. We can, however, no longer capitalize on fear as a motivation for involving our membership. We are at the point where if we are not careful, complacency can easily take over and some of our gains can slip silently away. Our dynamism as an organization and a community depends upon our ever re-examining and revamping our community ideals and activities.

Personally, I have mingled feelings about the past year. On the one hand it has been a privilege to serve an organization of this kind. On the other there is the frustration of not having achieved all that I would like to have achieved as president during this period. We have held our own in membership with a high percentage of new people coming into the area joining our organization. We have instituted some new activities; our Women's Activities Committee, our special committee working with the West Sharpnack Area Civic Association, our Library Series Committee. You will hear more of these activities, if not later this evening, in our newsletters. I want to speak a moment however, about our cooperative efforts with the Sharpnack Area Civic Association, because I feel that this activity typifies our organization. Early last year, residents in the West Sharpnack area approached us about some of their problems. I felt that if our organization was worthy of its name then all our members in whatever area should be interested in the problems of other areas. When I named a committee to work with the Sharpnack Association, not only did it accept the responsibility enthusiastically but we had additional volunteers. It was a constructive learning experience for all who participated; you will hear more of this later this evening. Also

during the past year our Railroad Station Committee for the first time solicited contributions and paid for some cuttings of growth around the railroads during the summer. We received excellent cooperation from the public and intend to expand this activity during the coming year.

Financially, we have also maintained ourselves despite increased cost of operation. We increased substantially our outlay on stationery and mailing during the past year. We also gave a small and much merited increase in salary to Ruth Steele, our most capable executive secretary whom we are so fortunate to have. We did not have the income from a house tour because, after a long and exhaustive search, we could not form a committee to organize it. On the other hand, we solicited and recieved additional contributions from our members. I am hopeful that in the future we can expect larger memberships than the average seven dollars or so we have received during the past year. I certainly believe our organization deserves this.

As a result of my experience during the past year, I have had certain thoughts about the functioning of our association. We have sought for our Board influential and prestigious people - people whose names would inspire recognition wherever our letterhead went. I believe the initial wisdom of this has proven itself. Only incidentally, however, were these Board members representative of established groups within the community. Although we have sought turnover on our Board there has been a certain degree of self-perpetuation. I, for example, have been on the Board or the Advisory Board since the organization's inception. It is my impression that the leadership of the organization could afford to be closer to the membership and draw more broadly from it. In recognition of this fact the Board acted this past fall to hold a series of local area meetings of members to get closer to the specific problems in the various sections of our area. Also for the past two years or so our membership committee has worked on establishing a list of block captains to aid the enlisting of members. I feel that this activity should be broadened and perhaps formalized so that we have a large and constant group of members who are, as it were, the grass roots of the organization periodically in contact with the officers and Board members. Such a group could facilitate our introduction of new members to the organization and better enlist their active involvement in it.

It has also occurred to me that we could perhaps use the Advisory Board more effectively. This group is composed of still active former Board members and officers. They are authorized to attend Board meetings but not to vote. They have never met as a separate group. Since Board meetings tend to be dominated by month to month activities, perhaps the Advisory Board, or a similar group could serve a useful purpose in sitting down, reviewing our basic goals and procedures, and making recommendations to the Board.

What are the future prospects for the West Mt. Airy Neighbors? To me this is a very exciting question. We shall, of course, continue our established activities and will become increasingly involved in the municipal planning for the Germantown area. More important, however, in a society which is turbulent with change in the area of human relations, our organization and our community are in the vanguard. We have already learned many lessons

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that many other communities have not yet even faced. It is a fascinating fact that civil rights issues have inevitably raised a variety of positive issues. You can't look at school integration without also questioning the quality of education in general. You can't look at job integration without looking at the whole problem of manpower utilization. Similarly, you can't look at integration of neighborhoods without questioning the meaning of community. The elimination of fear opens new horizons in human experience. In a society characterized too much by personal alienation, the recognition of other human beings, however different, as a spiritual resource is increasing. This is at once an individual and a social awakening. I have been impressed with the number of people whom I have met who speak of West Mt. Airy as though the community has nurtured a kind of vital spark within them. We do have a special atmosphere or flavor, call it what you will, that intensifies our feeling of humanity. The destiny of the West Mt. Airy Neighbors is to continue to nurture this feeling. We will continue to work for increasing the amenities of the area, for intensifying the physical beauty of the area, for more facile contact between all the members of the community, for the maximum utilization of our organizational resources, such as our Allens Lane Art Center. In our nation in which there is so much talk of the "Great Society", West Mt. Airy is progressing and will continue to progress toward the "Great Community" in which not only will racial, religious and social differences cease to have negative significance, but in which all of our people will feel themselves part of a community which makes them feel glad to be alive.

ZONING AND PLANNING COMMITTEE
Louis E. Levy, Chairman

List of cases handled by the West Mt. Airy Neighbors Zoning and Planning Committee during 1964:

ADDRESS AND REQUEST	WMAN ACTION	ZONING BOARD ACTION
Corner McCallum Street & Mt. Airy Avenue: Proposal to erect addition to Nursing Home.	Meeting by Committee with owners; Committee supported action by letter.	Variance granted.
S. E. Corner Emlen & Upsal Streets: Proposal to erect 49 family apartment building.	Meeting with neighbors followed by preparation of case in opposition to project.	Application withdrawn before hearing.
20 W. Allens Lane: Proposal to build one story addition to body shop.	Examination of site and opposition by letter.	Variance refused.
367 W. Hortter Street: (Glen Food Market) Proposal to build one story addition for storage purposes.	Examination of site; phone consultation with Committee; conference with Applicant's attorney; letter to Zoning Board approving the application.	Variance granted.
36 Nippon Street: Application for small optical business.	Meeting with owners at the site; discussion with Committee by phone; letter favoring application.	Variance granted.
443 W. Durham Street: Attempt to continue use of home as cooking source for catering service.	Meeting with neighbors with Harry Lore, Esq.; further meetings to prepare opposition to application. Appearance before Zoning Board in opposition.	Variance granted.

Zoning and Planning Committee - continued

ADDRESS AND REQUEST	WMAN ACTION	ZONING BOARD ACTION
Interior Lot 6604 Wayne Avenue: Proposal to build one family home with private driveway.	Examination of plans; discussion by phone with Committee; letter approving application.	Variance refused.
S. E. Corner Emlen & Upsal Streets: (2nd time)	Meeting with neighbors followed by preparation of case in opposition to project. Appearance before Zoning Board in opposition.	Variance denied.

Other action by Zoning and Planning Committee:

Review of Zoning and Planning Summary Prepared by Germantown Community Council: sections of this report dealing with West Mt. Airy Neighbors' area were examined in detail and extensive changes were made in the report on the sections dealing with traffice. These changes were to clearly indicate that the Association disapproves of any effort to widen the streets in this area to carry more traffice through the area. Rather the Association supports efforts to build the necessary expressways to carry the traffice from the suburban areas where it originates around the West Mt. Airy Neighborhood to the center city where much of such traffic is headed.

Efforts to Upgrade Zoning at Wissahickon Avenue and Allens Lane from R-1 to R-2. Meeting with the neighbors on three separate occasions to discuss means to assist passage of ordinance. Discussion of proposed ordinance with Councilman Bellis. Assisted in preparation of ordinance. Submitted to City Planning Commission for its approval, which was forthcoming. Arranged for bill to be given to Mr. Bellis as an official West Mt. Airy Neighbors project.

Organized Sub-committee to Work with Germantown Community Council and the City Planning Commission to review the plan for the Northwest.

REAL ESTATE PRACTICES COMMITTEE

Edward Lavin, Chairman

Being chairman of the Real Estate Practices Committee during the past year has been almost a pleasure. While there have been incidents requiring our attention, by and large we have observed a high degree of stability in the local real estate market - characterized by a lack of panic, a relatively small turnover in homes, and what seemd to be a rising trend in values. We are witnessing the functioning of an open real estate market in a true sense, a market where housing is available to any buyer who seeks it, and where buyers, both white and Negro, have sought and found a market where there has been a growing incidence of property transfers from white to Negro to white, with the market being determined by the desirability of the real estate as the prime motivating consideration.

During the past year, "Don't Call Us - We'll Call You" forms were requested, executed and returned on five occasions, involving forty home owners and four brokers. We have continued to bring to the attention of real estate brokers "SOLD" signs which have been posted beyond the seven days permitted by City ordinance. The general cooperation of brokers in this respect has been good.

The generally good condition of our local real estate market results from many things: the tremendous efforts of the leadership and membership of West Mt. Airy Neighbors, the enlightened intelligence of all our neighbors, the unalterable desirability of West Mt. Airy itself as a place to live, and, to a very large measure, to the co-operation of the local real estate fraternity, about thirty brokers, representing most of those serving this area, who have agreed, voluntarily at our request, to restrain themselves from open solicitation for sales listings, the life blood of the real estate business. They have done this at some real sacrifice to themselves for our general welfare. In some instances they have been put at a disadvantage in relation to some outside brokers who have not signed our policy statement.

We have undertaken to control these outsiders, but we must do more, you must do more to show our appreciation to those businessmen who are cooperating so well with us. While we trust that most of you will be with us for a long time to come, some of you, for any of an infinite variety of reasons, will need the services of a real estate broker. PLEASE make your selection from one of those offices who have pledged to help us.*

We have under way a rather ambitious and exciting project which should prove most interesting to West Mt. Airy residents as well as the entire metropolitan community. With the encouragement of Matt Bullock, the driving leadership of Chairman Eugene Richardson ably assisted by Jack Guttentag and Bent Andresen, a committee has been formed whose function it will be to make a complete survey and analysis of all real estate transactions in West Mt. Airy for the past ten years. It is contemplated that this will be a continuing activity, keeping these records current, with periodic reports to the association. Findings will be made available to interested segments of the real estate and social fields. An IBM system is in the process of formation, for the purpose of making this vast amount of material readily useable. This will be made possible by the donation of IBM facilities, materials and professional services.

* Lists have been circulated to WMAN members, extra copies on request.

CITY AND PUBLIC SERVICES COMMITTEE

Richard P. Bansen, Chairman

During the past year, the City and Public Services Committee has worked diligently to raise the level of City and public services to the community.

In March, 1964, a member of the Committee attended hearings of the Public Utility Commission on three consecutive days, representing West Mt. Airy Neighbors and offering testimony in opposition to reductions in service on the bus and trolley lines that serve this area.

Later in the year, the Committee gathered community support for the City ordinance to prohibit parking of trucks in residential areas. This ordinance was subsequently made law and the City is now placing the signs which are necessary for the enforcement of the law. The Committee would like to know of areas where the community feels enforcement of this law is lax.

In keeping with the community's support of conservation and green open areas, the Committee urged Congressional support of the Conservation Fund Bill to expand the National Park Program.

A member of the Committee met with the Mt. Airy Playground Advisory Committee to help set up a playground program which would provide maximum services to the youth of the community.

Throughout the year the Committee has maintained contact with many of the public agencies, which serve the community, to assure that a high level of service is forthcoming. The Committee believes that maintainance of high standards of service is an important contribution to the community's pride in itself.

PROBLEM PROPERTIES COMMITTEE

Nathaniel R. Bowditch, Chairman

The principal activities during the past year can be divided into three areas. One subcommittee has been exploring with city officials what can be done with the Germantown Steam Plant. At this point, no definite conclusion has been finalized.

Another subcommittee composed of architects and city planners, under the direction of Mark Karlen, have been offering their professional services to a number of property owners on how to improve the appearance of their properties.

The third and last subcommittee was responsible for making the initial selection of commercial enterprises to be cited for the attractiveness of their store fronts at the Annual Meeting.

WEST SHARPNACK AREA CIVIC COUNCIL - WEST MT. AIRY NEIGHBORS JOINT COMMITTEE

Benson L. Dutton & Holgar Stub, Co-Chairmen

At the request of the West Sharpnack Area Civic Council, and with the support of Matt Bullock, a joint committee was formed to work on specific problems that called for strong action. Working with the Department of Licenses and Inspections, the 14th Precinct Police, the Juvenile Aid Division of the Police Department, the Land Utilization Office of L & I and Police Sanitation, this committee was able to make substantial progress in the areas of run-down properties, youth problems, undesirable business establishments and the development of a Tot-Lot.

Over the summer, L & I made a door to door survey of the area, issuing summonses to property owners where called for. Several vacant properties were properly boarded up, thus cutting down the temptation to vandals. Residents of the area streets continued a campaign for clean blocks and beautification of front lawns. One business establishment was closed on a zoning violation and by autumn a new, much more desirable business had opened at that location.

With the help of a youth group, the Gypsies, and with a generous monetary and equipment contribution from members of the West Mt. Airy Neighbors, a Tot Lot was partially completed over the summer. The response of the youngsters for whom the Tot-Lot was built was most gratifying.

It is hoped that this Joint Committee will continue to function in the future, expanding its service to the community.

SCHOOLS COMMITTEE

Ralph Bieber & Bennett Stalvey, Jr., Co-Chairmen

The Schools Committee was recently organized into three working sub-committees:

One sub-committee is working with the three local elementary schools in developing liaison and direct communication among the three, with the goal of being of service to the schools whenever and wherever the support of a strong community organization is needed.

The second group is making a detailed study of the secondary schools serving the area children. The sub-committee will be working with the Germantown Community Council's Schools Committee and other groups for the continuing improvement in the quality of education offered by the two junior highs and the high school.

The third sub-committee is made up of representatives to other educational groups throughout the city, such as the Citizens Committee on Public Education in Philadelphia, the Coordinating Council on School Integration, etc. This group also makes continuous studies on current on-going programs in the field of education and makes recommendations for public statements and testimony. This includes the Educational Home Rule Charter Commission, the Board of Education's Budget, etc.

MEMBERSHIP COMMITTEE

Robert D. Anderson, Chairman

The active membership of the West Mt. Airy Neighbors is at an all time high. We are now carrying on the rolls 674 families, of which over a dozen are courtesy members scattered across the country who have asked to be kept abreast of our activites.

101 new members joined in 1964; with 47 names dropped due to death, removal from the area and delinquency, a net gain of 54 members was made over our 1963 rolls.

It is interesting to note that many of the new members are new residents in the area, or residents who became aware of WMAN due to help received from various WMAN committees such as Zoning and Real Estate Practices.

In cooperation with the Executive Secretary, a system of quarterly billing and followup has proved effective to the point that members removed for nonpayment of dues has been greatly decreased: i.e. of 125 billed in June for the year June 1964-65, only two have been dropped for nonpayment.

In membership recruitments, a number of methods were used: the "Block Watchers", numbering 164, informed the central office of new residents who then received information about WMAN and were invited to join; there was a small direct mailing to a selected list of residents; and the personal approach to new residents and old alike was, and is, an ongoing event.

In 1965, the Membership Committee will be working actively at the planned area meetings.

The Committee feels there is a growing strong feeling of community life in West Mt. Airy, with the West Mt. Airy Neighbors as an important factor in it. It is significant that the membership of WMAN maintains itself so well in spite of the non-crisis aspect of our neighborhood.

PERSONNEL RESOURCES COMMITTEE

Doris W. Guttentag, Chairman

A current, on-going record is kept of the interest and talents of all members of the West Mt. Airy Neighbors. This is done by means of a questionnaire to all new members and a constant search by committee chairmen for people with special abilities. We are therefore able to draw on this talent pool for the variety of activities being undertaken by the West Mt. Airy Neighbors.

WOMENS' ACTIVITIES COMMITTEE
Lola J. Garth, Chairman

The committee was to be devoted to things women enjoy doing, as well as things involving women and children.

An enthusiastic group of ladies met and decided that one of the greatest needs was to know our neighbors and to share interests and activities through this friendship. With this in mind, an invitation, including a questionnaire on women's interests, was sent to attend a welcoming and planning tea to be held Sunday, April 19th at Summit Presbyterian Church. One hundred fifteen replies and questionnaires were received and a hundred women had tea and engaged enthusiastically in buzz sessions. It was plain that there was a need for get-together activities in West Mt. Airy and the ladies liked the idea. The tea was a success. Groups in bridge, gardening, discussion, music, crafts, activities with young children, trips to the World's Fair, New Hope and Longwood Gardens were set up. Most of them met regularly. We have hopes for others.

We are asked to assist other committees where the need for the "feminine touch" in a social, civic or advisory capacity arises. Because of varied requests for information, we find ourselves serving as a clearing house for disseminating information on existing services, groups, activities, or aiding in setting up activities of interest to women, youth and families.

Right now we are engaged in exploring possibilities for a fund raising activity which will involve the entire membership of West Mt. Airy Neighbors. A theater benefit met with approval, thus we are considering programs offered at the Wayne Theater and other theaters.

We, the members of the Womens' Activities Committee submit this report with all modesty and confess that working together as a group has been more a pleasure than a task. We wish to thank our President for his interest and encouragement, our Executive Secretary for her assistance and many members who aided us in pursuit of our work.

LIBRARY SERIES COMMITTEE
Doris Guttentag, Acting Chairman

After an unexpected setback in our programming, the committee decided to plan for a lecture series at the Lovett Memorial Branch of the Free Library of Philadelphia in the fall. Many stimulating ideas have been presented to the committee and an interesting program will be worked out. The general membership of West Mt. Airy Neighbors was given the opportunity to submit suggestions to the Library Series Committee.

TREASURER'S ANNUAL REPORT - WMAN

It is a pleasure to report that West Mt. Airy Neighbors, Inc. is solvent. At the end of 1964 we had $1658.26 which is about $150 more than we had at the beginning of the year.

Our 640 members paid dues of $4770.00 but our expenses amounted to $5250.00, so that without additional funds from other sources we would have operated at a loss of approximately $450. As compared to 1963, the cost of administration has increased by approximately $850.00. The largest portion of this increase represents additional compensation to our Executive Secretary whose job has grown from part time to one which requires her service full time to take care of the many details of the many faceted program of WMAN.

Since no other fund raising event was planned, such as the House Tours of prior years, we were obliged to appeal to our members and friends for additional contributions so that we could operate without a deficit. I am pleased that you responded so generously in an amount over $400.00 so that we are financially sound, and able effectively to continue our service to the community.

Respectfully submitted,

Daniel Cades, Treasurer

WEST MT AIRY NEIGHBORS, INC.

Treasurers' Report to Annual Membership Meeting
For Year Ending December 31, 1964
On Cash Basis

		1964	1963	
Cash Balance December 31, 1963	1,502.30			
Less Baker Fund in escrow (a)	20.00		12/31/62	657.44
	1,482.30			
Add- Advanced for Square Dance in '63 (b)	60.00			
		1,542.30		
Income				
Memberships		4,770.00	4,655.00	
Other Sources				House
Fund Drive	399.50		501.09	Tour
Booklets Sold	1.00		7.70	Booklets
Gratuity - Panel Appearance (a & 1)	5.00		87.20	Contrib. Church
Foreign Students Weekend (Net)	36.25			Council
Tot Lot Contributions (2)	129.00		40.00	Benefit
Legal Escrow Fund (3)	20.00	590.75		ALAC
		5,360.75	20.00	Contrib.
			5,968.43	
Expenses				
Salary 3,220.00	2,577.24		2,670.00	
Taxes Withheld	642.76			
Taxes - Our Contribution	167.07		154.59	
Phone	131.70		110.44	
Postage	731.74		417.96	
Stationery	294.77		339.51	
Printing	368.30		359.49	
Bank Charges	27.59		18.51	
Membership Contrib. (4)	43.36		71.34	
Authorized Committee Exp.(2 & 5)	223.11		244.56	
Equip. Purchase - Postage Meter	37.15	5,244.79	78.73	Type-
		1,658.26	4,387.40	writer
			1,502.30	
Cash Balance 12/31/64				
Bank Balance	958.26			
Saving Account	700.00			
Petty Cash Fund	20.00			
	1,678.26			
Less Legal Fund in Escrow (3)	20.00			
Total		1,658.26		

For Explanation of Notes - See Attached Sheet.

Committed Funds	
Unexpended "Tot Lot" Contrib.	5.27
Contrib. - Entertainment of Foreign Visitors	36.21
	41.80

Notes on Treasurers' Report of Year Ending

December 31, 1964

a Contributions in total amount of $20.00 for Horace Baker Fund were deposited in WMAN bank account and a check in that amount sent to the Bakers on 12/30/63. By July 15, 1964 when check was not cashed, and follow-up letters not answered, check was cancelled and contributions returned.

b $60.00 was advanced to chairman for expenses of a projected Square Dance in '63. This was postponed and fund used in 1964 for Foreign Students weekend.

1.

60.00	advanced '63	Expenses	102.75	Returned	146.25
50.00	" '64	Remitted	146.25	Advanced	110.00
110.00			249.00	Net	
139.00	Collected at door			Proceeds	36.25
249.00					

2.

Contributions received for "tot-lot"	129.00
Expenses	123.73
Unexpended Balance	5.27

3. Committee chairman has collected funds from interested community members for legal fees (if required) to prevent a zoning variance. Funds are held in escrow - $20.00

4. Contributions and memberships

Germantown Community Council - Sustaining	15.00
Fellowship Commission Annual Membership	10.00
Germantown Courier - subscription	3.36
Citizens Committee on Public Education	10.00
Contrib. American Cancer Society (James McLaughlin Memorial)	5.00
	43.36

5. Authorized Committee Expense

Annual Meeting Expense	30.30
Award at Annual Meeting	28.65
Womens Committee Expense	28.23
Board Members Tea (Expenses over Contrib.)	12.20
"Tot lot" (All Contrib. see 2)	123.73
	223.11

6. Railroad Stations Committee - under auspice of WMAN. Funds collected and disbursed by committee chairman, Donald Scott, for beautification of station areas. (Not under supervision of treasurer.)

	MEMBERSHIPS 1964					1963			
	5.00	10.00	15.00	25.00	Total	5.00	10.00	25.00	Total
New	70	27		2	99	97	26	3	126
Renew	360	147	2	32	541	340	106	39	485
	430	174	2	34	640	437	132	42	611
	2,150.00	1,740.00	30.00	850.00					

1964 - 4,770.00 1963 - 4,655.00

Respectfully Submitted,

Daniel Cades, Treasurer

REMARKS BY LOUIS E. LEVY
President for 1965

I am touched and proud to have been selected by you as President of the West Mt. Airy Neighbors Association. Our last President, Matthew Bullock has brought to the association many new concepts of its role in the community. The ideas he has set forth, while not overlooking the original aims of the association, have established further goals to be achieved. These ideas will over the years spur us in our efforts to achieve a better neighborhood.

All of us who have served WMAN in the past year thank him for his efforts in the office of President and are glad to have served under him. His abilities and ideas will be enlisted in our service in the future.

The Nominating Committee has selected three men of excellent capabilities to serve as Vice Presidents in the coming year: Dr. Robert Anderson, Lewis Tanner Moore and David V. Randall. Two of these men have worked hard for WMAN since its inception, and the third has worked diligently since his arrival in West Mt. Airy. I am glad that such men have been chosen for these posts to share the burdens of the administration.

The annual meeting is a time to examine past performance and to look to the problems ahead. As you have heard, over the past years one of the original aims of the association, the stabilization of the neighborhood, has been achieved to a happy degree. As the area has approached this goal, there has arisen a new feeling of responsibility for and pride in the neighborhood. This spirit gives the association new vigor as it looks to the future. While considerable progress can be reported in this area, there are other areas in which much remains to be done. Among these areas in which I hope that much work will be done in the coming year are the following:

1. Improvement of the local schools and of the secondary schools to which our children go.

2. Work with the City Planning Commission in developing a plan for the Northwest section of the city which states that this area is and should remain a low density residential area devoted primarily to privately owned dwellings. City action should be based on such a concept.

3. Work with the proper authorities to develop a plan for traffic which shows official recognition of the fact that the area's traffic problems can only be solved by expressways which carry traffic around the area and not by widening residential roads to carry the traffic through the area.

4. The elimination of the abandoned steam plant buildings.

5. Continuation and expansion of the youth employment service and a program of youth recreation.

6. Further sprucing up of the railroad stations in the area.

7. An expanded area of social activities.

There are many other areas where the association might be active if it knew more clearly the needs of its members. To learn of these areas, to keep in closer touch with its members and to stimulate interest among those who live in the area but who haven't joined WMAN, a series of local meetings will be held in the coming year. At these meetings the past accomplishments and the future aims will be discussed. Then your officers hope to hear criticism and ideas that cannot adequately be voiced or discussed at a meeting as large as this. It is our hope that through these meetings the members and non-members in our area will learn of the efforts of the association and the association will become more responsive to the needs and desires of its members and will better serve them.

To accomplish our program the offices of the association must be staffed. It is dependent entirely on the voluntary services of its members. In the past many in the community have given freely of their services both lay and professional. It is impossible ever to adequately thank or honor those who have served. In the future many will be called on. It is hoped that they will serve with the same willingness to devote the endless hours necessary to achieve success. I would like to honor these people in advance. I know their jobs will be difficult, their hours long, and the immediate success frequently small, with recognition forgotten in the pressure of the moment. In spite of these obstacles, I ask all of you to serve when asked. Without your efforts there will be no accomplishment.

I am looking forward to the challenge and excitement of the coming year. With your help we will make some progress toward achieving a continually better neighborhood.

For info & return

M65 Ford

THE WEST MT. AIRY NEIGHBORS

7139 Cresheim Road · Philadelphia 19, Pa.

Phone · Chestnut Hill 2-1196

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Executive Secretary

Mrs. Ruth Steele

February 16, 1967

Mr. Moreland Smith
Southern Regional Council
5 Forsyth Street N.W.
Atlanta, Ga. 30303

Dear Mr. Smith:

The booklet is wonderful! Several members of my Board of Directors have pounced on it with great joy and feel it says just the things we wanted to say about West Mt. Airy and the Neighbors. I am writing to Mrs. Price to offer our official congratulations.

I have no doubt that you will be receiving a substantial order for more copies; our new president, Dr. Robert D. Anderson, wants at least every member of our board to have one.

As for the New Orleans offer, my head is still swimming. The mid-winter drudgery which hits every office was lifted completely with the very exciting feeling that we can be of real help to other communities in the country. What a morale booster!

Sincerely,

Ruth Steele

Ruth Steele
Executive Director

Baltimore
Washington

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April, 1967 Vol. 9, No.2

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NEWSLETTER

THE COMMUNITY THAT NEEDED TO PLAY - an editorial

Once upon a time there was a community with lovely homes, pretty gardens, intelligent adults and alert children. But the community had one problem: some people were bored.

There was an art center which had excellent facilities for all sorts of cultural classes and programs. But some people had nebulous ideas about other kinds of things they might like to do.

The trouble was they couldn't get their ideas out of their heads and put them into effect, so the art center didn't know what these people really wanted.

A lot of children were bored too. Most of the time they stood about on street corners throwing soda bottles to see how many they could break.

This little story can have a happy ending -- no, not an ending -- more of a beginning.

Why doesn't WMAN join forces with Allens Lane Art Center? Why can't the art center start being a community center as well, with activities for all?

The facilities are there -- all we need is an expanded program. How about a rock 'n roll club, a ski club, a garden club, gourmet cooking classes?

Why not give the little story a happy ending and make another happy first for this community?

G.B.

LETTERS TO THE EDITOR

The editor hopes that readers will respond to the foregoing editorial via our new "Letters to the Editor" column. Letter writers must sign name and address in order to have letters published, but names will be withheld on request.

Send your letters to Mrs. Oscar Bogoslaw, WMANewsletter Editor, 503 Carpenter Lane.

HAVE WE BECOME TOO COMPLACENT?

To the Editor:

WMAN is now nine years old and our community has gained national recognition for its work in the areas of integration, zoning, housing and schools.

Has it gone to our heads?

Are we still the leading community association in Philadelphia?

I question what we, as a community, are doing to revitalize the Mt.Airy business area (look what they've done in Chestnut Hill!); what are we doing to alleviate overcrowding in our schools and to improve the quality of education(are our children getting the education we want them to?).

Isn't it about time we all took steps to make this the community we will continue to be proud of?

Jerome Balka, Esq.

WHAT DO WE DO WITH OUR MONEY?

To the Editor:

I was interested to note in the Annual Report that WMAN has a balance of $1519.0 in the bank.

While most civic organizations struggle along on a shoestring, that makes us comparatively well fixed and we have many yet untapped means to raise funds.

My question is, how do we use this money?

I realize that a lot goes for office and personnel expenses, but beyond that, couldn't we contribute a little to the needs of this community -- a place for kids to get together instead of hanging around corners -- for refurbishing of the Germantown Avenue shopping area -- for social activities to help us all know each other better?

Name withheld on request

CANDIDATES TO ATTEND OPEN MEETING

A WMAN open Board meeting, the second this year, will be held on Monday, May 8 at 8 PM at the Unitarian Church of Germantown, 6511 Lincoln Drive (at Wayne Avenue).

With the May primaries coming up, WMAN has invited a representative of the League of Women Voters to discuss the constitutional convention questions which will appear on the ballot.

Everyone is urged to come and meet the four Democratic and one Republican candidates for the 8th Councilmanic District seat.

David Randall, former WMAN Schools Committee Chairman, will discuss both sides of the controversial School Borrowing Power question. Prior to the presentation, there will be a regular Board of Directors meeting at which all members may join the discussions.

OUR SCHOOLS ARE IN TROUBLE: WHERE DO WE GO FROM HERE?

WMAN is co-sponsoring a conference at Germantown High School on Monday, May 15th at which Richardson Dilworth, President of the Board of Education will be the guest speaker. Watch your mail for an announcement of details. Meantime, mark your calendars for this important event.

WMAN GOES TO THE FAIR

The Annual Vernon Fair, highlight of Germantown Week, will run from May 15 to May 20. WMAN, a long-time member of the Germantown Community Council, will have an educational booth on Friday and Saturday, May 19 and 20, telling the WMAN story through pictures, posters and give-away pamphlets.

Volunteers willing to man the booth for 2 or 3 hour shifts anytime from 10 AM to 6 PM both days are asked to call Mrs. Nicki Saltz, CH 7-1523. You are needed.

EMPLOYMENT BUREAU EXPANDS

Mrs. Jeanette deVault, manager of the WMAN Youth Employment Bureau, has announced plans to increase the scope of the services offered to area residents. Many calls have come in for daytime baby sitters and since many of the girls on the Bureau's rolls are in school, a call is going out for older women to fill these jobs. If you are interested or know anyone who wants to do day-time baby-sitting, please call Mrs. deVault at CH 7-8402.

RESIDENTS ALERTED TO FRAUDULENT PRACTICES

With spring gardening in full swing, neighbors are urged to be on the lookout for gardenrs who offer to do long-term work but demand large deposits and never complete the jobs.

Be sure you know just what you are contracting for and use good judgement in payment arrangements. Several residents have called the office to inform WMAN of this seasonal racket.

14TH POLICE COVERAGE INCREASED TO SERVE ALL WEST MT. AIRY

In order to insure adequate Police protection of the entire area, West Mt. Airy Neighbors requested that Commissioner Edward Bell redraw the boundaries of the 14th and 5th Police Districts so that those residents living west of Wissahickon Avenue could be served by the 14th.

In announcing the boundary changes Captain Charles Kirk, Commanding Officer of the 14th, told WMAN that using the natural boundary of Wissahickon Creek rather than Wissahickon Avenue makes sense, since the men of the 5th District, headquartered in Roxborough were responsible for an area out of touch with the rest of their District.

All residents living in the area between Wissahickon Avenue and Wissahickon Creek should, from now on, call on the men of the 14th Police District when they are needed.

HELP WANTED

The Department of Recreation, in answer to pleas from the community for additional supervisory personnel at the Sedgwick Playground, informed WMAN that another Group Leader would be assigned to the Playground as soon as one could be found. At present no one has applied for this Civil Service position with the City.

WMAN asks its members to notify anyone interested in recreational work to call the office, CH 2-1196, for complete information on job description, salary range, requirements, type of examination given, etc.

AREA MEETING DRAWS CROWD

The second area meeting of 1967 took place on Monday, April 17 at Henry School and drew a good crowd in spite of inclement weather. Some 100 residents of Sedgwick, Carpenter and Westview, between McCallum and Wayne discussed area problems as follows:

Real Estate Practices: McIlhinney has been soliciting by postcard on west Sedgwick Street from the 400 to the 800 block. Indignant residents were told by Ruth Steele not to disregard such postacrds, but to call the office for a petition to circulate on the blocks. This petition, sent to the offending broker, warns him not to repeat his approach. If he does WMAN could take him before the State Real Estate Commission for acting in bad faith.

Traffic: A traffic study will be requested of the Streets Department for the area of Greene and Carpenter Lane, with emphasis on increased traffic during arrival and dismissal from Henry School.

Police Sanitation: Officer James Edwards stated: 1) you can call his department if homeowners are uncooperative about keeping their premises clean; 2) you can call if a car is left on the street but is not technically an abandoned vehicle (i.e. it has current plates and appears operable); 3) you can call Police if you know the owner of a dog who refuses to keep the dog on a leash or in a yard. As a last resort you can pen up the dog and call the SPCA who will take the animal and hold it until the owner claims it and pays a fine.

PTC: Mr. F. Berdan, Jr. of the Planning Department said that all trolleys in the city will be phased out within 10 years and be replaced by diesel buses, since buses are more economical and trolleys are no longer being manufactured. (He gave standard PTC stories about improvements having to be paid for in increased fares eventually.)

Carpenters Woods: Mr. Hyman Carroll, Park Commission engineer said we are not getting full use out of the woods. There is a bridle path that connects with the Wissahickon, a picnic area between two bridges which span the small creek, and a now defunct bird snactuary which could be revived. He said the Commission would have the Woods cleaned up immediately and that in the future WMAN sponsored cleanup drives and activities would probably get Commission approval since we are most concerned with the area.

Editor's note:

If you have similar concerns or other problems in your area of West Mt. Airy, please call Mrs. Steele at CH 2-1196 to set up a meeting in your section. This is your organization, use it!

WHAT YOU GET FOR YOUR DUES

Every day, problems like the following flow over the desk of Executive Director, Mrs. Ruth Steele. To solve them, she must contact the right people in the city departments, which takes a lot of writing and phone calling.

Undramatic housekeeping like this, going on constantly and almost unnoticed, is a large part of how WMAN works to keep this the desirable neighborhood it is -- just some of the dividends you get for supporting WMAN through your membership dues.

Here is a typical month's work in the area of City and Public Services:

Secured a representative to the Playground Advisory Committee to speak for WMAN on future policy and programming for neighborhood youngsters;
Reported 20 abandoned cars, half of which have been removed; (please continue to report cars to the office and tell Mrs. Steele if they are removed.)
Requested Clean Sweeps from the Department of Streets for:
1000 block Westview Street
1000 block W. Upsal Street
500 block Pelham Road;
Contacted owner of a rental property going downhill to ask for clean-up. Got immediate cooperation;
Processed complaint to Sanitation Department about 4 AM garbage collection -- collector was informed not to repeat such early collections.
Requested Police Sanitation Unit inspections of:
6600 block Germantown Avenue -- absentee owners warned to clean up
7000 block Lincoln Drive - two home owners given warnings on trash and garbage disposal
unit block Carpenter Lane - encouraged owners to remove car parked on lawn
6900 block Greene Street - issued summons to property owner for littering
6700 block Emlen Street - improper trash disposal during move out of Julia Gibson School from Emlen Arms building - since cleaned up
Requested from the Department of Streets these signs:
NO TRUCK PARKING 6 PM to 6 AM the length of Quincy Street - approved
NO PARKING HERE TO CORNER at Allens Lane and Cresheim Road - approved and put up
TWO HOUR PARKING at Lincoln Drive and Mt. Pleasant Avenue - no action yet
Requested from Streets Department repair of these signs:
STOP sign at Cresheim and Sedgwick Street - recemented upright - completed
STOP sign at Pelham Road and Emlen Street - straightened - completed
Requested Licenses and Inspections Department investigation of:
146 W. Sharpnack - investigation begun
AAMCO garage, Lincoln Drive and Mt. Pleasant Avenue - investigation begun
Requested Health Department help on rats in vacant lot on Lincoln Drive south of three gas stations at Mt. Pleasant - lot baited
Protested Sunday opening of Laundromat at Emlen and Sharpnack Sts. - still in negotiative stage
Requested opening of clogged drain at Pelham and Quincy - no action
Asked Pennsylvania Railroad to replace cut service on 5:25 express from town
Requested zoning status on each house in 200 block W. Hortter Street

Editor: Gabby Bogoslaw

FILE

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James Boyd
Joseph Cadbury
Arnold Coston
Victor Crown
Mrs. Don DeVault
Robert Gross
Mrs. Jack Guttentag
Lawrie Hamilton
Rev. William H. Johnstone
Mark Karlen
Solis D. Kopeland
Norman Oshtry
Leslie Pernsley
Mrs. Julian Saltz
Jerome Stone
Mrs. William Suckle
Mrs. William Sullivan
Mercer Tate
John Walheim
William H. G. Warner
Irving Wasserman
Rev. J. A. Wright
Richard Yarnall

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Mrs. Juttee T. Garth
Thomas Harvey
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Donald A. Scott
Hon. Theodore Spaulding
Mrs. Lester Wichterman
Charles R. Woodson, Jr.

May, 1967 Vol. 9, No. 3

NEWSLETTER

LETTERS TO THE EDITOR

The Newsletter editor is seeking lively, concerned - even controversial - comment on WMAN matters, like those below which came in during the last month.

Name and address must be included, but will be withheld on request. Anyone with an axe to grind in invited to write to:

Editor, WMANewsletter
503 Carpenter Lane
Philadelphia, Pa. 19119.

DO WITH WHAT MONEY?

To the Editor:

In the last issue of the Newsletter there was a letter to the editor asking why we could not use what appeared to be a great surplus of funds in the treasury. It happens, as a matter of fact, that during the month in question we had the delightful occurrence of high membership dues income and low operating expenses. If the writer were to study the WMAN books, it would be clear that over the course of a year our income only slightly exceeds our expenses, leaving a small but necessary foundation.

John Keller
Treasurer - WMAN

OLD EDITOR LIKES NEW NEWSLETTER

To the Editor:

Last month's Newsletter was excellent.

I was impressed with the new "Letters to the Editor" column, and with the Editorial. I especially like the new way you did the City Services report.

Lawrie Hamilton
Newsletter Editor
(retired)

GERMANTOWN TODAY

To the Editor:

I heard it remarked that the failure of the Vernon Fair and other features of Germantown Week was due to the fact the old-time Germantown "aristocrats" have moved away, and the new population of working people simply do not have the time or the

(cont.)

LETTERS (continued)

interest.

This being the case, does Germantown give up its effort to promote civic pride and feel that it has "gone down"?

I hope not. I hope that the effort will simply be re-geared to meet the needs and interests of Germantown's new community structure.

Mrs. Sadie Norcross

REAL ESTATE SURVEY GETS FUND -- AT LAST

The important survey on real estate patterns and values in West Mt. Airy, started in 1965, will be completed and tabulated thanks to a grant of $1500 from the Philadelphia Foundation and a private donation of $2000 from Mrs. Edith Stix Wasserman.

The survey, headed by Dr. Jack Guttentag, University of Pennsylvania professor of finance, and staffed by Eugene Richardson and Bent Andresen, will cover the years 1951 through 1966 and is expected to be of great sociological value. It will cover different areas of West Mt. Airy and compare our neighborhood with patterns elsewhere in the city.

U of P facilities and WMAN personnel are being used to gather, program, tabulate and computerize the data.

WMAN READIES TO MEET WITH ALLENS LANE ART CENTER

Following the editorial in last month's Newsletter urging a closer relationship between ALAC and WMAN, it was voted, at the April Board meeting, to have the two groups meet and plan cooperative ventures and activities. Volunteers were requested for WMAN's committee and about nine signed up at the open meeting.

Dr. Robert Anderson, WMAN president, will confer with the ALAC board, and when the ALAC board has chosen representatives there will be a conference, possibly over the summer. Allens Lane president Lillian Weger has already said she is "very enthusiastic" about the prospects.

SEDGWICK PLAYGROUND NEEDS HELP

There are 30 boys in the Northwest Division, Department of Recreation Baseball League. They have 10 uniforms. To get the other 20 players uniformed, $200 is needed. Can you contribute?

WMAN is become increasingly concerned about the needs of our area youth, and this is just one way we would like to help them. The Sedgwick Advisory Committee, of which WMAN is a member, has been re-activated and is working to extend its scope of activities for youngsters, but it needs community help.

Checks for the uniforms may be made out to Mr. Marion Taylor and sent to the WMAN office, 7139 Cresheim Road, Philadelphia, Pa. 19119.

(cont.)

PLAYGROUND (continued)

A request in last month's Newsletter for a Group Leader received one answer from a part-time worker, but a full-time worker is still needed. All those interested should see Mr. Louis Kushner, Leader-in-Charge at the Playground, Germantown Ave. & Sedgwick.

LAUNDROMAT APPLICATION DOWN THE DRAIN -- by Nicki Saltz

The Zoning Boardhearing room was nearly empty. As each case was called, three people would go forward - the applicant for the zoning change, his attorney, and maybe one protestant.

When the case for a late-hour laundromat at Lincoln Drive & Mt. Pleasant Avenue was called, almost the entire back half of the courtroom stood up!

Led by Councilmanic candidate, attorney Herbert Olivieri and local committeeman Joseph Vesci, and supported by WMANer Ed Sawin, 12 West Mt. Airy citizens (including me) declared passionately that they did not want a noisy, unattended facility spouting hot air and lint through the roof, and attracting drunks and vagrants.

The applicant, shaken and astonished by the protest, which he did not expect, said he knew our neighborhood "slightly". If he thought West Mt. Airy would accept a change second only to a taproom in its power to downgrade a neighborhood, he doesn't know our neighborhood at all!

The application was refused.

SEMINAR SCHEDULED

For the fourth consecutive year, WMAN has been asked to participate in the "Rearing Children of Good Will" workshop sponsored by the National Conference of Christians and Jews. In the past, our portion of the seminar was held in Mt. Airy homes, but this year we have been asked to come to their lovely estate in Radnor in order to have more time to meet with the participants, who come from all over the eastern coast.

Twelve women from WMAN are invited to join the group, telling about their lives in West Mt. Airy. Anyone interested should call Ruth Steele at the office, CH 2-1196.

CROWD TURNS OUT FOR WMAN OPEN MEETING

It was a cold, wet night, but about 150 people braved the weather to attend the open board and political meeting on Monday May 8, at the Unitarian Church of Germantown.

All of the invited speakers came -- the councilmanic candidates, David Randall of WMAN and Mrs. Richard Solo of the League of Women Voters -- and all commented on the wonderful turnout. The only problem was that time ran out before the questions did, causing complaints from the floor.

WMAN is planning to give the public more meetings acquainting them with political questions and candidates in the future, in view of the response.

WMAN FAME STILL SPREADS

A woman in New Canaan, Conn., asked Ruth Steele to send her information about West Mt. Airy Neighbors and how we went about achieving stability in our open-housing community. She was referred to the office by her sister, a local resident and WMANer.

Louis Levy, former president of WMAN, addressed a civic group in the Tioga section of the city, the group having been organized by the local school principal and a clergyman. He told them how WMAN functions and how they could begin to meet some of their problems. He reported that a large part of the audience was made up of teachers who will be able to put many ideas into direct action through contact with their pupil

THANKS EXTENDED

Nicki Saltz, WMAN Publicity Chairman, wishes to thank the cooperative WMANers who offered to man our booth at the ill-fated Vernon Fair. She is going to use the posters and other material from that Fair for our booth at the Henry Fair which will be held on Saturday, June 3 from 12 Noon to 7 PM. All who are interested in working any of the 1 to 2 hour shifts may call Nicki at CH 7-1523.

GERMANTOWN HIGH CONFERENCE

The conference on education held at Germantown High on May 15 lost some of its appeal and attendance when Richardson Dilworth, featured speaker, cancelled his appearance. He was replaced by Graham Finney and the Rev. Henry Nichols.

NEED FOR MORE SITTERS

Mrs. Jeanette DeVault, head of the Youth Employment Service, has had one response to last month's call for mature women to do daytime baby sitting. Any others interested should call her at CH 7-8402.

CITY SERVICES HANDLED DURING MONTH

Walter Bell and Co., Emlen and Co., and LaZar Associates all removed SOLD signs immediately after being notified by WMAN that their signs had remained up beyond the seven day legal limit.

Pressure is being maintained on city departments re the property at 502 Westview, in hopes of affecting an improvement in the conditions of the proprty. The problem is that of dealing with an absentee owner. The struggle appears to be a long-term one, but WMAN is determined to see it through.

Police Sanitation Officer James Edwards has been hard at work in West Mt. Airy:

1. He got assurance that the yard of Eldon Press on Carpenter Lane would be kept free of debris.
2. He obtained the cooperation of Sydney's market, also on Carpenter Lane, regarding the storage and disposal of drinks from a vending machine on the sidewalk. Cans will be used instead of bottles and the owner will keep the sidewalk clean.

(cont.)

CITY SERVICES (continued)

3. He investigated complaints from residents about properties in the 200 block of West Gorgas Lane and the Germantown Avenue - Phil-Ellena Street intersection. No violations were found.

The Streets Department unclogged sewers along Quincy Street, from Pelham to Phil-Ellena.

NOTE: Please don't hesitate to call the office (CH 2-1196) if you think there might be a violation, whether L&I or Police Sanitation or whatever. These can all be checked out and if there is no violation, so much the better.

Seven abandoned cars were reported and removed during the last month. Keep reporting them to the office with as much detailed information as possible.

Editor: Gaby Bogoslaw

CARPENTER LANE & GREENE ST.

SATURDAY JUNE 3

12 NOON - 7 P.M.

(Rain date - June 10)

HENRY FAIR

West Mt. Airy Neighbors says:

You don't need to stick your neck out to support our schools. Just have fun at the Henry School Fair!

Sedgwick Playground Schedule

(last week in June til Labor Day)

JUNE SPECIAL EVENTS

Friday June 9	4:30 PM	Local Pet Show
Thurs. June 29	4:30 PM	Checkers Contest

ACTIVITY	TIME	INSTRUCTOR(S)
Arts and Crafts:		Judy Mastrangelo and Frances Harting
Pre-school	Mon., Wed., Thurs. 1-3 PM	
Ages 6-12	Mon., Tues., Thurs. 1-3 PM and Wednesday 3-5 PM	
Teenagers	Monday 3-5 PM and Wed. 10-12 AM, 3-5 PM	
Block Printing and Spin Painting	Mon. & Thurs. 10-12 AM	
Copper Enameling	Wed. & Fri. 1-3 PM	
Puppetry	Tues. & Thurs. 5-6 PM	
Adult Painting	Friday 10-12 AM and Wednesday 7-9 PM	
Modern Dance		Judy Mastrangelo
Younger children	Tues. & Thurs. 3-4:30 PM and Saturday 10 - 12 AM	
Teen Modern Dance	Saturday 2 4 PM	
Teen Charm Class	Mon. & Wed. 7-9 PM	
Story Telling	Tues. & Thurs. 1-3 PM Wed. & Fri. 12:30-2 PM Saturday 3-5 PM	William Morris
Teen Drama	Tues. 7-9 PM	
Adult Drama	Thurs. 7-9 PM	

Little Quaker Baseball (under 12)	Wed., Fri. & Sat. 10-12 AM	Louis Kushner, Leader in Charge and Volunteers
Track and Field	Mon., Wed., Fri. 5-6 PM and Tues. & Thurs. 11-12 AM	
Girls Softball	Mon. & Wed. 2-4 PM and Thurs. 12:30-2 PM	
Self-Defense Class for Women	Wednesday 7-9 Pm	(if enough enroll)
Basketball (ages 13-15)	Mon. & Wed. 3-5 PM	
Midget Baseball (ages 12-14)	Tues. & Thurs. evenings	Coach: Marion Taylor Asst.: Leon Williams
Intermediate (14-16) and Junior (16-18) Baseball	Mon., Wed., Fri. evenings and Sat. afternoon	Coach: Jethro Davis
16-18 Basketball League	Evenings (days of week not determined)	Director of League: Mr. Davis

NOTE: Activities are held on a scheduled basis and regular attendance is important.
The first few weeks of classes will be devoted to registration and development of projects.

THE WEST MT. AIRY NEIGHBORS

7139 Cresheim Road · Philadelphia 19, Pa.

Phone · Chestnut Hill 2-1196

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Vice Presidents
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Jerome Balka
Mrs. Herbert S. Williams

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Mrs. George Bullock

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Donald A. Scott
Hon. Theodore Spaulding
Mrs. Lester Wichterman
Charles R. Woodson, Jr.

February 1968 Volume 10 No. 1

N E W S L E T T E R

February Event Is Foreign Students' Weekend

The second monthly event commemorating WMAN's 10th Anniversary is our Foreign Students' Weekend coming up on Feb. 24-25. To date we have 52 students being hosted by 40 families, but by the time you read this the numbers will be higher. The Folk Fete is to be held at the Pennsylvania School for the Deaf on Saturday evening, the 24th from 8 - 11 PM. It promises to be a big bash with Sid Dichter leading folk dancing.

All West Mt. Airy residents are welcome, whether or not they are host families. Flyers inviting school children and their families have been sent home from Henry and Houston. Please come out and bring the kids for a really groovy evening.

West Mt. Airy Neighbors' Junior and Cadette Girl Scouts will serve as hostesses.

"Hoi Polloi" Flounders Without Help

The "Hoi Polloi", a coffe house co-sponsored by WMAN and Summit Presbyterian Church, and held at the church every Saturday evening from 8 til 11 PM has been doing a thriving business except for the night recently when all the kids had to be turned away because there were no chaperones.

All they need to open the "Hoi Polloi" are two adults (husband and wife or singles) to be there. All it takes is three hours of your time on one Saturday night. It's a swingin' place -- you'd probably have a great time and maybe even learn something. How about it, all of you out there in WMANville? Call the WMAN office, CH 2-1196, and sign up for one evening.

Adult Group Leadership Needed

Adult leaders are needed at the YWCA at 5820 Germantown Avenue for an informal social hour of games and dancing to be held Tuesdays and Thursdays from 2 to 5 PM. Both boys and girls are in the group.

Call GE 8-6266 or LO 8-3392 - Mrs. Paulette Johnson, Council on Volunteers

Another-Job-Well-Done Department

Ruth Steele, Executive Director of WMAN has done it again. Here is a list of city services she has helped make possible:

1. Sewer at Pelham and Quincy cleaned and repairs investigated
2. NO TRUCK PARKING FROM 6 PM TO 6 AM signs erected at:
   Emlen and Mt. Airy Ave.
   200 block W. Gorgas Lane
   500 and 600 blocks of Carpenter Lane
3. Overhead street light repaired promptly at Carpenter Lane and Mower
4. Park plot at intersection of Lincoln Dr., Emlen and Ellet Sts. mowed and weeded
5. Pot holes repaired at Carpenter Lane Station. Now pressure is being brought for repair of safety hand rails there
6. Abandoned car removed from Mt. Airy Ave. west of Wissahickon (Many more abandoned cars reported to police, but not yet towed away)
7. Rural Lane repaved its entire length from Allens Lane north to end
8. A SOLD sign up beyond the seven day legal limit removed by broker when requested to by WMAN
9. Numberous houskeeping complaints handled by Police Sanitation Unit with report of good compliance and correction by property owners
10. Many complaints have been lodged with the Department of Sanitation on garbage pickup. There has been some spotty improvement, but if you continue to have any problems, continue to report them.

C L I P O F F A N D P O S T

SEDGWICK PLAYGROUND
Germantown Ave. & Sedgwick St.

ADDITIONAL WINTER ACTIVITIES

Saturdays:	11:00 - 12:00	Creative Dancing	(Ages 4-10)
	2:00 - 3:00	Arts and Crafts	(Ages 4-10)

Judy Mastrangelo - Leader

Adult Study Class: Introduction to Haiku Poetry
Adult Study Class: Introduction to Sufi Poetry

For further information, interested persons should contact James Stewart or Louis Kushner at the Sedgwick Playground - CH 7-9781

Great Books Classes Need Leadership

Junior and Adult Great Books leaders are badly needed in our community now. The training classes will meet at Holy Cross Church, E. Mt. Airy Avenue just east of Chew Avenue for 8 Mondays from 9:30 - 11:30 AM. Classes will begin February 26th and the course fee is $8.00

All persons interested please contact WMANer Mrs. William Lynch at CH 8-1343.

Brief But Very Important

WATCH FOR
Lois Stalvey's article
on West Mt. Airy in the
Febraury McCall's now
on the newstands.

WATCH
"the Opportunity Line"
every Saturday from
2 - 2:30 PM on TV 10
for jobs and training
opportunities.

Community Problem is Solved

The WMAN office received reports of trouble developing at the corner of Mt. Pleasant and Germantown Avenues when students from Leeds Jr. High left buses to transfer to #23 trolleys on their way home. Students had been terrorizing shopkeepers by invading places of business, taking merchandies and making a general nuisance of themselves.

WMAN brought together the cooperative efforts of the 14th Police District and the adminstration of Leeds Jr. High. Captain Wong assigned a red car to the intersection during the hours of heavy student traffic and Mrs. Taylor, Vice Principal of Leeds offered complete cooperation. She reported that she would increase student training about the use and abuse of public and private property.

Four days after the original report, conditions were reported immensely improved with no trouble of any kind. When everyone involved cooperates, problems of this sort can be solved.

What's On Your Mind?

Many people call Ruth Steele at the WMAN office to tell her of their ideas, problems, etc. Perhaps we should have an opinion column in the Newsletter so these views can be aired by WMANers and you would know how other people feel about things and what matters to them. Pros and cons on having this column will be very welcome. Please let your editor know. (Gaby Bogoslaw, 503 Carpenter Lane)

Girl Scouts Forge Ahead

All three WMAN sponsored irl Scout troops now have leaders and assistants and are functioning very well. WMANers Mrs. Alex Hersh and Mrs. Joseph Maher work with Cadettes (Jr. Highers), while Mrs. Frank Renzetti leads the Juniors and Mrs. David Dennison is our new Brownie leader.

Zoning Cases Reported

WMAN supported the application for zoning permit to build Houston's new library, and the application was approved.

For some time, WMAN has been trying to have passed by City Council a bill upgrading the zoning for the area bounded by Fairmount Park on the west and north, McCallum Street on the east and N. Mt. Pleasant Avenue on the south. Twice such a bill died in committee. Jerry Balka, WMAN Vice President, has asked Councilman David Cohen to introduce the measure again and Mr. Cohen is planning to do so.

The Upsal School for the Blind at 220 W. Upsal St. has been planning to have a center for rehabilitation where students would live - such facility to be built in West Philadelphia. In the meantime, they desired a variance allowing students to live in the Upsal Street building temporarily. WMAN did not oppose this as a temporary measure but did indicate that it did not want this kind of institutional expansion to become a precedent in a primarily residential neighborhood.

The Zoning Committee has been doing an excellent job because each of the 10 area chairmen is working on those cases within his boundaires without fail. However, to help them keep up the good work, WMANers are urged to notify WMAN whenever a yellow zoning notice is seen posted on a property in the neighborhood. Mrs. Steele will see that the case gets to the proper area chairman. Just call the office CH 2 - 1196

Editor: Gaby Bogoslaw

WEST MT. AIRY NEWSLETTER

7139 Cresheim Road, Phila. Pa. 19119 CH 2-1196 Vol. 10 Number 2

EDITORIAL

It would be superfluous to go into the many advantages of living in West Mt. Airy. However, one of the nicest features is the great number of small shopping areas which enhance the smalltown atmosphere and add convenience to our daily lives.

Unfortunately, most of these areas have been allowed to go to pot by their owners and tenants to the extent that many stores are empty and those that are open for business (with a few bright exceptions) are dreary and unappetizing with the result that many neighborhood residents are put off and few outsiders take the trouble to come. It is a viscious cycle: there is little business so shopkeepers are discouraged from making improvements and because of the dreariness, prospective customers are discouraged. It is a sad picture.

But how could it be if WMAN started a planning committee dedicated to long-range planning for business? A committee whose job it would be to help the little shopping areas to be as attractive as possible, to encourage more businessmen to move into vacant stores, or to convert properties back to the homes most once were.

If things would be planned instead of haphazard, these small shops could really enhance the neighborhood instead of being a blight on it. It would take a great deal of hard work and a strong committee, but it could be done and it would be well worth the effort.

What do you say WMANers? It's your decision. Please let your editor know what your views are on this subject. Write to the WMAN office c/o Newsletter Editor.

Good Neighbor Sunday

A fantastic plan for a WMAN membership drive is going into effect on Sunday, May 5. It involves 2 hours of time and lots of volunteers who will meet at a central location, pick up house lists (each recruiter having 1 or 2 blocks), membership forms, etc, drive or be driven to assigned blocks, solicit for membership and return to the central location for refreshments.

The purpose of the drive is to bring the number of WMAN members to at least 1000. This is the best membership idea WMAN has ever had and it will work -- provided everyone gets involved. Please fill out the 1st coupon in the coupon book just mailed you and give 2 hours of your time.

Watch for more details which will be forthcoming!

Shedd to be Special Guest

Dr. Mark R. Shedd will be the special guest speaker at WMAN's Annual Meeting on Tuesday April 16th at 8 P.M. at the Houston School.

A special WMAN 10th Birthday Party and informal reception will be held in the large gym following the meeting in the auditorium.

Dr. Shedd was to have spoken on March 21st, but this engagement was postponed when it was learned that he had four speaking appearances within one week in this area.

More Involvement, Less Work

WMAN's new approach to getting more people involved in projects on a short term basis is being done through the new coupon book which you have all received in the mail. This is the first in an annual series of coupon books which will allow members to take part in activities of their choice for one calendar year. The next - year you can sign up for something else.

Mail your coupons in now. Remember, the more people that sign up the less work there is for each to do.

WMAN School News: by Alexander Hersh, Chairman, Schools Committee

In a recent meeting with a number of persons from West Mt. Airy, Dr. Bernard Kelner, hard-working District 6 Superintendent referred to our area as having among the most knowledgable citizens in the city concerning school matters. Seeking to maintain this image the WMANewsletter will each month bring to members' attention issues-in-education on the premise that an enlightened community will support attainment of quality integrated schools...

Did you know that HB617 was to come before the House in Harrisburg soon? A very important bill, it calls for the minimum age of 1st grade admission to be raised from 5.7 years to 6 years. According to the Delaware Valley Association for Nursery and Kindergarten Education which supports the bill, it would eliminate problems of readiness for large numbers of beginning students. Let us know how you feel about the bill, and let your representative in Harrisburg be guided by your opinion...

Recently a group of Neighbors visited Roosevelt Junior High at the invitation of Mr. Sid Bosniak, the school's energetic principal. The group was most impressed with the many fine things happening there, and with this summer's scheduled total renovation, Roosevelt will be a most handsome and dynamic school with no more problems than most Junior Highs of comparable size in the city...

A major concern of all citizens should be the overcrowded conditions of our schools. Locally, Mrs. Chernock and Miss Gentel are doing most admirable jobs under difficult conditions. WMAN and other community groups have been actively exploring with principals and administrators both immediate and long-range plans for dealing with the problems brought by overcrowding. Hopefully, more about this next month...

Schools News - continued

As you know from the news coverage, politics, in the form of TATE/D'ORTONA - - DILWORTH/SHEDD positions led to an impasse on the scheduled Simon Gratz High extension. Though we are not directly involved we voted with the Germantown Community Council to support the DILWORTH/SHEDD position. Politics inevitably does enter every phase of life, but we must expect -- even demand that Dilworth and Shedd be given full opportunity to re-build our depleted school system by maintaining the elegant momentum they have gathered in less than a year...

Principals in all of the local schools, we're glad to say, have "open door" policies. Get to know them and their schools -- be informed -- learn for yourselves what all of the currently used terms mean, "K-4", "middle school", "cycle", "magnet" etc. Arrange a visit by calling a school - or we can arrange tours for groups if you call us...

All will be interested to know that WMAN is represented on the Pickett Middle School Advisory Committee, the Northwest High Site Review Committee and will be represented on the soon-to-be-established Northwest Middle School Ad Hoc Committee. Reports of activities and developments of these committees will be made in future issues of the Newsletter.

Across Community Camp

SPONSORS:	Wistar Neighborhood Council, West Mt. Airy Neighbors, West Side Community Council, East Mt. Airy Neighbors, Chestnut Hill Community Association.	DATES:	July 8-26
		PLACE:	Chestnut Hill Academy
		TIME:	9 a.m. - noon

Across Community Camp will be a creative-fun camp for 125 pre-first grade children, drawn equally from the sponsoring communities. Activities will include music, arts and crafts, stories, dance, nature study and one or two excursions related to the life of the camp. The staff will be comprised of group leaders and adult and youth assistants also drawn from sponsoring communities. Special resource teams will work with the groups. Groups will be limited to a maximum of twenty children. Children must be four year old by July 1, 1968 to qualify for enrollment.

Five Dollar fee. Contributions will be accepted for curriculum materials, transportation for trips, supplies and refreshments.

Enrollment in Across Community Camp will be on a FIRST COME basis. The deadline for enrollment will be June 15.

Let a neighbor know about the camp, if she has a small child.

The Camp is looking for teenage assistants (grades 8 - 12) as well as group leaders and adult assistants.

Anyone interested in enrolling a child, applying for a position, or just further information should call Ruth Steele at the WMAN office, CH 2-1196. She has application forms waiting for you.

WMAN as Escrow Agent

West Mt. Airy Neighbors is holding an escrow account for the tenants at 6802 Quincy. This is being done in cooperation with the Neighborhood Renewal Section of the Department of Licenses and Inspections.

According to law, when a building is declared unfit for human habitation, the tenants can withhold rent until the landlord or his agent makes the needed repairs.

The agent is Moreschi and he has already begun to make repairs to 6802.

City Services (or How Come You're Always So Busy, Ruth?)

Three SOLD signs came down immediately after realtors were told by WMAN that the signs had been up beyond the legal seven day limit.

Four abandoned cars were removed by the Police Department.

There was a Clean Sweep of Mt. Pleasant Avenue from Germantown Avenue to Cresheim, making those residents very happy.

At the request of neighbors, a misused public litter basket was removed. (Ed. Note: Public litter baskets are for trash -- NOT garbage.)

Vacant house at Wayne and Carpenter under continuing investigation by L & I.

502 Westview Street: THE GHOST HOUSE OF WEST MT. AIRY. On March 12 an administrative hearing was held by L & I. That department recommended the house NOT be demolished but that L & I, acting under the new Public Nuisance Law, be granted a go ahead to begin massive repairs to the property and place liens against the owner. Watch for further developments.

Constitutional Convention Report by Delegate: Mercer Tate

Pennsylvania's Constitutional Convention successfully concluded its labors on Feb. 29, 1968. Five ballot questions will be placed before the voters on April 23rd, on the subject of the Judiciary, Local Government, State Debt, State Budgets, State Auditing, Size of the General Assembly and Method of Reapportioning the General Assembly.

There seems to be general agreement that the product of the Convention is, on the whole, progressivee and a definite step forward and that if adopted the recommendations will serve Pennsylvania well for many decades. The best work of the Convention seems to be in the areas of Local Government, State Debt and some features of the Judiciary.

Your Board of Directors approved a resolution recommending a YES Vote on all five questions regarding the Constitution at its meeting on March 11, 1968. Anybody wishing further details or a copy of the text of the Convention's proposals should contact A Modern Constitution for Pennsylvania, Inc. 240 N. 3rd St. Harrisburg, Pa., or Mercer Tate, WMAN Board member, who was a delegate to the Convention. CH 8-0581.

Stop Real Estate Solicitation

At the present two petitions are being circulated to get signatures of people who have received cards from brokers. We in West Mt. Airy don't have as many problems with real estate solicitation as do some areas, but we must continue to be on the lookout for post cards and flyers from brokers and report any to the WMAN office.

Speakers Bureau Discusses Housing

WMAN Board members, John Walheim and Fred Gaines, spoke at a Glenside church on the broad topic of housing. John Walheim, as attorney, discussed the legal aspects of the recently expanded city and state housing laws. Fred Gaines, local broker, was a member of a panel discussing real estate practices.

News from the Girl Scouts

The Brownies visited the Junior Troop last week as part of the celebration of Girl Scout Week, to give them an opportunity to see what the future holds for Brownies.

The Juniors are involved in a project called Operation Bootstrap to collect usable outer CAMP clothing for less fortunate Girl Scouts. Anyone in WMAN who can donate boots, raincoats, blankets, etc. in useable condition can take them to leader Mrs. Carol Renzetti, 55 W. Gowen Avenue or call the WMAN office, CH 2-1196 for pick-up. This drive will be on from April 1 to June 1.

The Cadeete Troop went on a weekend camping trip to Girl Scout Camp Laughing Waters. Both Juniors and Cadettes worked like beavers during the cookie sale and brought in healthy profits for their troops - money which will be used for camping trips, excursions, and the purchase of troop camping equipment.

Area Meeting Held

Over 60 neighbors attended an area meeting on March 14 jointly sponsored by the West Shaprnack Street Civic Association and the West Mt. Airy Neighbors. The blocks invited to the meeting were Sharpnack, Good, Weaver, Cherokee and Berdan Streets.

Representatives of L & I, Police and Sanitation were on hand to hear various local problems discussed. The reaction was good - the feeling prevailed that something would be done about the immediate problems.

Citizens Community Advisory Council Organized

David Cohen, District 8 City Councilman, has organized a Citizens Community Advisory Council for the purpose of formulating positions based on representative feelings in his constituency. Ruth Steele, Executive Director of WMAN, has been asked to represent this community.

The group has met already and will meet on a monthly basis. The purpose of this non-partisan group is two fold: to discover the needs of the neighborhoods in the Councilman's district and to get community reaction to new ideas.

Hoi Polloi Thriving

Since the last Newsletter a dozen pairs of chaperones for Saturday nights at the Hoi Polloi, the coffee house sponsored by Summit Church and WMAN, have volunteered their services.

Your Editor has become a member of the coffee house Board which, incidentally, is made up of adults and teenagers - all groovy.

The Hoi Polloi is so successful that it is shortly to move to a larger room within the church.

You can still sign up for an evening of chaperoning by checking off the Youth Services coupon in your coupon book and mailing it to the office.

International Relations Improve in West Mt. Airy

WMAN's Foreign Students' Weekend was a huge success. An excellent idea was Chairman Mrs. Frances Sampson's polling of both students and host families. The most prevelant suggestion forthcoming was that in the future either larger quarters or separate activities be planned for the younger set whose heavy attendance tended to dominate the dance floor.

Reactions from the students were unanimously enthusiastic about the opportunity to live with an American family for a weekend. Hope was expressed that this sort of international goodwill program could become a yearly event.

Editor: Gaby Bogoslaw

WEST MT AIRY NEWSLETTER

7139 Cresheim Road, Phila. Pa. 19119 Vol. 10 No. 4 Aug. 1968

Editor: Gaby Bogoslaw

YES -- OUR KIDS NEED JOBS

There are more kids than ever available for part-time employment through WMAN's Youth Employment Service (for baby sitting, odd jobs, etc) Please post the enclosed business card near the phone and take advantage of this service.

PICNIC DRAWS 200 TO MEADOW

Saturday, June 22, was a perfect picnic day, attested to by the more than 200 who came to Monastery Meadow in Fairmount Park for our June Anniversary Event.

WMAN's marvelous volunteer pastry chefs provided a huge assortment of cakes and cookies for dessert, and the sodas packed in an ice filled trailer offered a double treat on a hot day. (how many kids can fill a U-Haul-It? -- You'd be surprised!)

TESTIMONY GIVEN ON AIR POLLUTION BILL

Ruth Steele, Executive Director, presented testimony before City Council's Health & Welfare Committee on a pending bill which would greatly increase fines for those who pollute the air. In speaking for the Neighbors, she made it clear that while increased fines are necessary, they are nothing more than a stop-gap measure in light of continuing pollution, and she urged City Council to work with other municipalities and the state and federal government on regional controls.

BLOCK MEETING GETS ONE-WAY RESULTS

Residents of the 300 block of W. Durham St., armed with their owntraffic study, graphs, and statistics, met with a representative of the Streets Dept. and Mrs. Steele to rectify a serious traffic hazard in their block. The thoroughness of their presentation moved the Streets Dept. to make the block one-way westbound. In six months, the neighbors will be asked to evaluate the change at a public hearing when City Council will consider making the decision permanent.

(Ed. Call the office, CH 2-1196, for help in improving conditions on your block.)

LOCAL ZONING CASES DECIDED

A request for an additional apartment at 7000 Lincoln Drive was supported by WMAN and approved by the Zoning Board.

332 W. Hortter Street was granted the use of additional apartments in the building over the objections of tenants and WMAN.

The American Oil Co. has requested and been granted the right to improve its service station property on Lincoln Drive. This was done with the encouragement of WMAN.

SPEAKER'S BUREAU KEEPS BUSY

Ruth Steele, WMAN Exec. Dir., spoke to the Logan Community Council on real estate stabilization and anti-panic techniques.

Mrs. Steele also spoke to the 5th & 6th graders of the Wanamaker Middle Summer School on the role of self-help in neighborhood life.

Bob Anderson, past president, spoke with the sub-committee on housing of the Abington Crisis Forum. This group is concerned with the implementation of the Fair Housing laws, particularly in trying to create a climate for acceptance of interracial housing patterns in all-white areas.

WELCOME WAGON INTERNATIONAL

would like to reopen its services in Mt. Airy and surrounding communities. A. Welcome Wagon Hostess is a typical housewife, busy with stimulating activities. She is interested in her community and works with civic groups; and she is a good friend and neighbor.

If you have a car and are interested in this satisfying career in your own neighborhood, call Ruth Steele at CH 2-1196 for further information.

LOCAL PROBLEMS ALLEVIATED

Abandoned cars were removed from Lincoln Drive & Mt. Pleasant, the 900 block of W. Mt. Airy Ave., and the 6900 block of Cresheim Rd. (a pair of derelicts!)

Traffic control signs were reset on Rural Lane and W. Hortter Street.

A public litter basket was placed on the SW corner of Lincoln and Mt. Pleasant.

The PTC cooperated in controlling the eating of lunches in cars parked on our streets by men employed at the Germantown Ave. car barn. Complaints indicated littering.

Two properties on Germantown Ave. made use of our Y.E.S. youngsters to clean up front yards which were beginning to look shabby and run-down.

(Ed. Keep reporting your concerns to our office, CH 2-1196)

TENANTS' MONIES RETURNED

WMAN, working as escrow agent for the Neighborhood Renewal Program, recently turned back to tenants in one building all rents held for them over a six-month period. Under the law, if the owner of the property has not brought the building up to building code standards by a given date, the tenants have the right to the monies, either to do necessary repairs themselves, or to have enough to resettle elsewhere.

WMAN will continue to act as escrow agents for any properties declared unfit by the Dept. of Licenses & Inspections, in our community.

RAP ROOM BECOMES NEGOTIATING CENTER

Youth, parents and representatives of WMAN met with Capt. Guy Kates of the 14th Police District to set up a program of immediate steps to improve Neighborhood-Police relations.

Meeting at the newly opened Rap Room at 7110 Emlen Street, the group openly explored problems of alleged police harassment, particularly of teen-age black males, mutual respect and consideration between police and youth, and direct contact with police assigned to Sector L in West Mt. Airy.

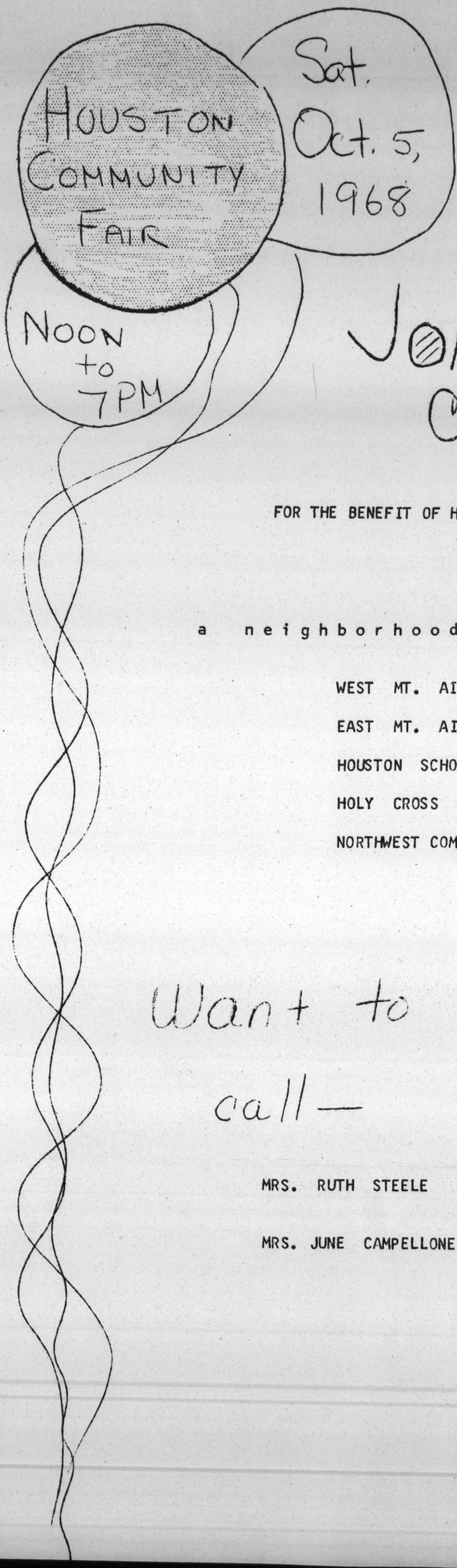
Capt. Kates agreed to have each man assigned to the sector meet with the group, on a weekly rotating basis, to learn of specific problems and to get to know residents of the area better.

In addition Capt. Kates invited representatives of the group, both parents and youth, to be an active part of an ongoing community relations training program for the men of the 14th.

The group will continue to meet each week to evaluate improvements in Neighborhood-Police relations.

OFFICE ON VACATION --- PHONE REMAINS OPEN

The WMAN office will be closed from Aug. 24th to Sept. 9th. You can call President Jerry Balka during the day at KI 6-3750.



JOIN THE CIRCUS!

FOR THE BENEFIT OF HOUSTON'S NEW IMC (LIBRARY)

a neighborhood coop venture:

WEST MT. AIRY NEIGHBORS

EAST MT. AIRY NEIGHBORS

HOUSTON SCHOOL

HOLY CROSS SCHOOL

NORTHWEST COMMUNITY AMBULANCE ASSOCIATION

Want to help?

call—

MRS. RUTH STEELE CH 2-1196 or CH 7-4619

MRS. JUNE CAMPELLONE CH 7-6430

WEST MT AIRY NEWSLETTER

7139 Cresheim Road, Phila. Pa. 19119 Vol. 10 No. 5 Nov. 1968

Editor: Gaby Bogoslaw

HOUSTON LIBRARY BENEFITTED

WMAN, Houston School, EMAN, Holy Cross Church, Northwest Community Ambulance Corps and other local institutions joined to present a highly successful fair on Oct. 5 to help raise funds for Houston's new library.

Ed. Note: Cross community effort usually makes for success in any endeavor.

SHARPNACK ART CENTER SET UP

WMAN and Allens Lane Art Center have helped to start a Sharpnack area arts and crafts program held on Saturday AMs at the 2nd Baptist Church, Gtn & Upsal. The program was set up to serve children in the Upsal, Weaver, Sharpnack, Good Sts. area.

Any adults interested in working with the children can call Mrs. Steele at the office, CH 2-1196.

WMAN RECEIVES MEMORIAL GIFT

The family and friends of the late T. Harold Fox have given a total of $55 to WMAN in his memory. Because of his great interest in his neighborhood and in WMAN, it was felt that donating the money to WMAN was the best use of it.

YOUNG GREAT SOCIETY BAND

The Young Great Society of Germantown is working to organize a rock band. They need equipment (amplifiers, electric guitars, etc.) and/or funds with which to purchase items.

Anyone with equipment to donate can call the office, CH 2-1196. If you wish to contribute, please make your check payable to WMAN, but clearly marked for the Young Great Society Band Fund.

LOCAL CONCERNS HANDLED

2 hour parking regulations went into effect at Mt. Pleasant - Lincoln Drive intersection.

NO PARKING FROM HERE TO CORNER signs were reinstalled at same corner at bus stops.

Streets Dept. repaired broken sidewalk on Sharpnack St., after combined effort of WMAN and Sharpnack Civic Association.

Sewers at Pelham and Cresheim -- 3 were cleaned and 1 is on the repair waiting list.

Sewer at Greene and Hortter cleaned.

Large lot north of Allens Lane on Cresheim Rd. cut and cleared at our request.

Numerous abandoned cars reported. NOTE: keep reporting cars to the office, but keep patience in mind. The police are swamped with abandoned cars.

Several houses inspected by L&I were found in violations of building code and owners notified to correct wrongs.

Junk (old water heaters, stoves, etc.) cleared from Cresheim Drive north of Allens Lane.

A 4-way STOP sign was installed at W. Mt. Airy and Bryan St. to cut down speeders coming west on Mt. Airy.

Cresheim and Carpenter-- WMAN has been trying for a traffic light for four years. Can't have it, but Streets Dept. has installed signs prohibiting parking so close to intersection. This should provide better visibility for drivers. (Send office your comments on this.)

PLEASE DON'T SWEEP LEAVES INTO GUTTERS - THEY ONLY CLOG SEWERS AND MAKE FOR HAZARDS IN ICY WEATHER. WE SUGGEST USING THE NEW HUGE PLASTIC BAGS. TRY 'EM.

CAREER SPEAKERS SOUGHT

Germantown High School's Motivation Program (see enclosed flyer) is looking for people in all professions and industries willing to speak to students on their particular field. If you are interested or want more information call the WMAN office, CH 2-1196.

Germantown also has a need for families in the area willing to host a dozen students in an informal home situation for an evening, to give students a chance to meet local people and relate to the community.

NEW SCHOOLS COMMITTEE CO-CHAIRMEN

Stan Osman and Valarie Wingate, jointly replacing out-going chairman Al Hersh, are very knowledgable on school concerns. They have been active members of the committee for over a year and will continue the fine leadership job provided by Al.

If you want to serve on the Schools Committee, call Ruth Steele at the office, CH 2-1196.

GET SET SET BACK

WMAN joined a city-wide effort to save the Get Set Program, but by the looks of the situation we have failed.

WMAN BOARD RESIGNATION REGRETABLY ACCEPTED

President Jerry Balka has accepted the resignation of Bob De Coursey, due to heavy commitments. Anyone interested in chairing the Planning Committee, please call.

RUTH STEELE REPRESENTS WEST MT. AIRY

Ruth Steele, Executive Director of WMAN, represented us at a series of District 6 conferences reacting to: Innovative Programming, the Desegregation Report and the Mayor's Proposals regarding the School District. These conferences were constituted to hear opinions from professional educators, administrators, parents and community leaders.

WEATHER AIDS HOUSE TOUR

A beautiful day drew hundreds of people to the WMAN House Tour. It made us almost $500 richer. The joint reception (WMAN and the Allens Lane Art Center faculty art show held at Arden Hall) was successful in bringing people together socially. We should do more of this!

FACE TO FACE DRAWS LARGE AUDIENCES

The Face to Face series has drawn over 500 requests for tickets from people throughout the community.

The series has been found to be provocative and stimulating in its attempts to cause individuals to examine their inner feelings on race relations.

Comments and reactions on the series are welcomed; call the office, CH 2-1196.

SPEAKERS BUREAU WORKS STEADILY

Bob Anderson, past WMAN president, continues to meet with block groups in the Glenside area to discuss open housing, racial attitudes, etc.

GERMANTOWN COURIER RETURNS TO MT. AIRY

The Courier will once again be circulated in all of Mt. Airy. Carrier boys, at least 11 years of age, are needed. Papers will be delivered to carriers' homes; carriers will be guaranteed a wage monthly at home. Each carrier can increase his earnings by getting voluntary contributions from recipients of the paper. (It will be delivered throughout the area free.) All carriers will be interviewed at home regarding payments, methods of collecting, etc. before starting a route.

Anyone interested should call the Germantown Courier office, VI 8-4300 and speak with Mr. Higgins, Circulation Manager.

NEIGHBORS! PLEASE CONSIDER OTHERS AND 1) CURB YOUR DOGS, 2) BRING THEM IN AT NIGHT -- BARKING IS HARD ON SLEEP

DRIVERS NEEDED FOR HANDICAPPED CHILD

Mitchell Wright, 4 years old, of 40 West Carpenter Lane, needs drivers on Mondays, Thursdays and Fridays to take him to and from the Easter Seal School for Cerebral Palsy at City Line and 59th Street.

He has to be there at 10:30 A.M. and must be picked up at 3:00 P.M.

Please find time, and then call Mrs. Ann McGee at CH 2-0934. Even taking one trip will help one of our children!

ZONING NEWS

WMAN supported the request of the Northwest Community Ambulance Corps to expand their premises and the appeal was granted.

We did not oppose the legalizing of an already erected fence and approval was granted by the Zoning Board.

We supported the request of the Lutheran Home for additional fencing of their property. The application was approved.

REAL ESTATE PRACTICES QUESTIONED

Four local brokers had to be reminded to remove SOLD signs left up beyond the legal seven day limit. Continue to report these offenders to the office, CH 2-1196.

The HOME AGENCY has been flooding our area with post card solicitations. Call the office if you are willing to sign a petition to stop this practice.

This is the first time in 1½ years that a broker has tried this tactic in West Mt. Airy. Members: PLEASE TELL NON-MEMBER FRIENDS AND NEIGHBORS THAT THIS KIND OF SOLICITATION CAN BE STOPPED LEGALLY!

ANY MEMBER OF WEST MT. AIRY NEIGHBORS IS WELCOME TO COME TO BOARD OF DIRECTORS MEETINGS.

SIMPLY CALL THE OFFICE AT CH 2-1196, AND TELL MRS. STEELE YOU WOULD LIKE TO BE NOTIFIED OF THE NEXT MEETING TIME AND PLACE.

AT MEETINGS YOU ARE WELCOME TO ADD YOUR VIEWPOINT AND OFFER IDEAS TO YOUR BOARD.

YOUR ORGANIZATION IS ONLY AS RELEVANT TO YOUR COMMUNITY AS YOU MAKE IT.

Group Discussion

In another project of the "M" Program, groups of students and their parents engage in a series of weekly discussions led by professional group leaders. With both students and parents proposing the topics for discussion, the sessions seek answers to the considerable concerns of the average adolescent: how to become less apathetic, what makes for good family life, dating and other topics of importance to the two generations.

Participation in the Arts and Sciences

In addition to the curriculum enrichment, "M" students are introduced to our cultural assets, one of civilization's greatest achievements: the Arts. This heritage of beauty is an endowment for each person, and each student is exposed to music, drama, science, and painting; these experiences go beyond this to trips to other cities and to agencies within his own city to broaden his academic spectrum and to present always the possibility of the "Moment of Motivation."

Tutoring

A tutoring program for short term remedial aid and one for advanced work is set up at each "M" high school. Students who need tutoring help receive this from teachers, college students, neighborhood residents and capable upperclassmen of the Motivation Program. Students wishing to proceed beyond class speed can apply for a college professor or graduate student who will serve as a "don" in a person-to-person study situation.

Goal

This is the Motivation Program. It is a program in which we, the home, school and total community, join to develop the vast reservoir of power in our midst: the human mind and spirit. It is our hope that this belief and participation will bring about the greatest fulfillment of our young people.

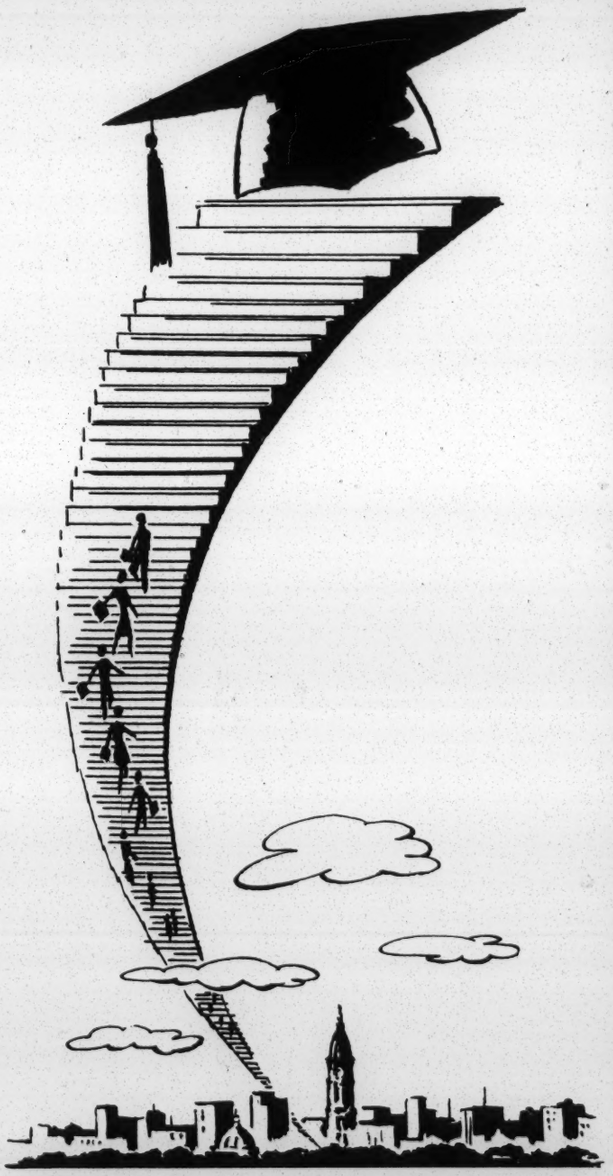
Schools Participating in Motivation Program

John Bartram	Kensington
Edward Bok	Abraham Lincoln
Thomas Edison	Olney
Frankford	Overbrook
Benjamin Franklin	William Penn
Germantown	South Philadelphia
Simon Gratz	West Philadelphia

Cooperating Institutions

Beaver College
Drexel Institute of Technology
Jefferson Medical School
LaSalle College
Philadelphia College of Pharmacy and Science
Philadelphia College of Textiles and Science
Philadelphia Community College
St. Joseph's College
Temple University
University of Pennsylvania
Villanova University
West Philadelphia Corporation

Prepared by
The Office of Informational Services
and
Instructional Services
The School District of Philadelphia



MOTIVATION PROGRAM

Credo

Each man, irrespective of religion, race, or ethnic origin, is a powerhouse of creative strength. This strength, fully developed, will mean vitality to him, to the community, and to the American people.

We believe that many human beings do consider themselves of low ability and therefore develop little need for achievement. Thus, much power is lost. We believe that the individual, convinced of his ability to succeed in a goal within his grasp, will embrace more readily varied educational opportunities and will strive toward his goal.

The Motivation Program of the School District of Philadelphia believes that a vast number of students with excellent potential for higher education are lost each year because they have not believed themselves capable, nor has college been a believable goal. This program was conceived several years ago in response to a need to develop this great resource. The purpose of the program, in 13 high schools and one vocational-technical school of the city, is to seek out and to develop those students with hidden potential for higher education, those with poor achievement, as well as those who compete easily for marks, but are unmotivated to strive for their best. The success of the program is measurable by the student's developing pride in self, in his need to achieve and in the setting of goals for the future.

How are these desirable ends achieved? What ingredients are contained in this program to seek the "moment of motivation," the readiness for each student? Which teacher, which neighbor, which circumstance touches his life or hers and opens for him new and brighter horizons? The "M" Program, as it is referred to colloquially, is composed of four fundamental parts of a coherent program designed to enrich, broaden and motivate the selected students. These are curricular enrichment, parent and community involvement, cultural enrichment and tutoring.

Curriculum Enrichment

These students in an extended school day are given additional developmental hours in English and mathematics. The courses of all disciplines taken by the "M" students are enriched by teachers stimulated to try bold and new approaches in biology, mathematics and history. The program provides more teachers, classes are smaller and learning through interaction is more meaningful. The students are scheduled for a humanities course in language, political science, anthropology, science and psychology to seek the motivating vehicle and prepare them for college. Special counseling acts, also, as a motivator.

Summer Institutes

"M" summer institutes on college campuses, the University of Pennsylvania and the Philadelphia College of Pharmacy and Science, provided "M" students with opportunities for exceptional study experience. The 1967 institute had as its theme "The Ethnic Backgrounds of the American People: Ancient Prejudices on New Soil." Through sociology and literature, films and lecturers representing diverse ethnic backgrounds, the students developed strong concepts of America's strength in its people.

Parent and Community Participation

The Parents

The parents of Motivation Program students play a key role. Success, most frequently, is a direct result of parental expectations and the quality of interest. They become partners with the students and the school in the goals and the many projects of the "M" Program. Regular meetings, as a directed organization will help them understand their children's strengths, weaknesses and problems by sharing them with other parents. Parents' knowledge and pride in the potential of their children, go a long way in developing new aspirations for them. The Motivation parents who become active play a dynamic person-to-person role with those Motivation Parents who do not or cannot participate.

The Community

This program seeks the active participation of the community in its goals, and the business, neighborhood and intellectual communities are beginning to accept responsibility toward the "educational process." The students are an important part of the community and will form the nucleus of our society in a few years; hence, it must be the community's interest to see that our young citizens are properly prepared. As part of community involvement, colleges and universities are lending their support to the program academically and financially. Students attend classes on campus for further enrichment and professors come to the high schools to lecture on their disciplines as requested by the Motivation teachers. St. Joseph's College conducts an "M" advanced-standing chemistry course. Visits to the colleges are undertaken frequently. The institutions show their interest in the program through scholarship aid. The senior law school students of the University of Pennsylvania, Temple and Villanova are participating in a productive series of courses presented to the social studies classes of 14 "M" high schools entitled "Law & Society; Mutual Responsibilities in the Law."

Community residents, leaders in industry and commerce, professionals and, simply, talented neighbors are important in this area of the program. By offering themselves as hosts to groups of students for a "host visit" in their homes, these responsible adults promote a climate of confidence in the thinking of the young people and exhibit a willingness to accept their thinking into the scene of action. In another person-to-person project medical students and residents serve as "Dons" to "M" students to stimulate their interest in medicine.

THE C. W. HENRY HOME & SCHOOL ASSOCIATION

INVITES

ALL OF ITS NEIGHBORS AND THE COMMUNITY

TO A

FANTASTIC GYMNASTIC SERIES

A DEMONSTRATION OF A NEW APPROACH

TO PREPARING MIND AND BODY FOR LIVING

ATTEND ANY OR ALL OF THE FOLLOWING SESSIONS

IN THE SCHOOL AUDITORIUM AT CARPENTER LANE & GREENE ST.

Saturday, December 14:

2:00 to 4:00 P.M.- WORKSHOPS

7:00 to 8:00 P.M.- EVENING SHOW

Sunday, December 15:

3:30 to 5:00 P.M.- SPECIAL FAMILY DEMONSTRATIONS

7:00 to 8:00 P.M.- INTERPRETATIONS

A team of students from Bowie, Maryland will assist the Henry School pupils. The workshops and demonstrations will comprise classic gymnastic movements as well as individual creations and expressions by singles and groups, with and without music.

DON'T MISS THIS FORERUNNER OF A GENERAL COMMUNITY ACTIVITY

COME, WATCH, ENJOY THIS NEW APPROACH

ADMISSION FREE

MARK THE DATE ON YOUR CALANDER -- SAT. & SUNDAY, DEC. 14 & 15

WEST MT. AIRY NEIGHBORS

presents

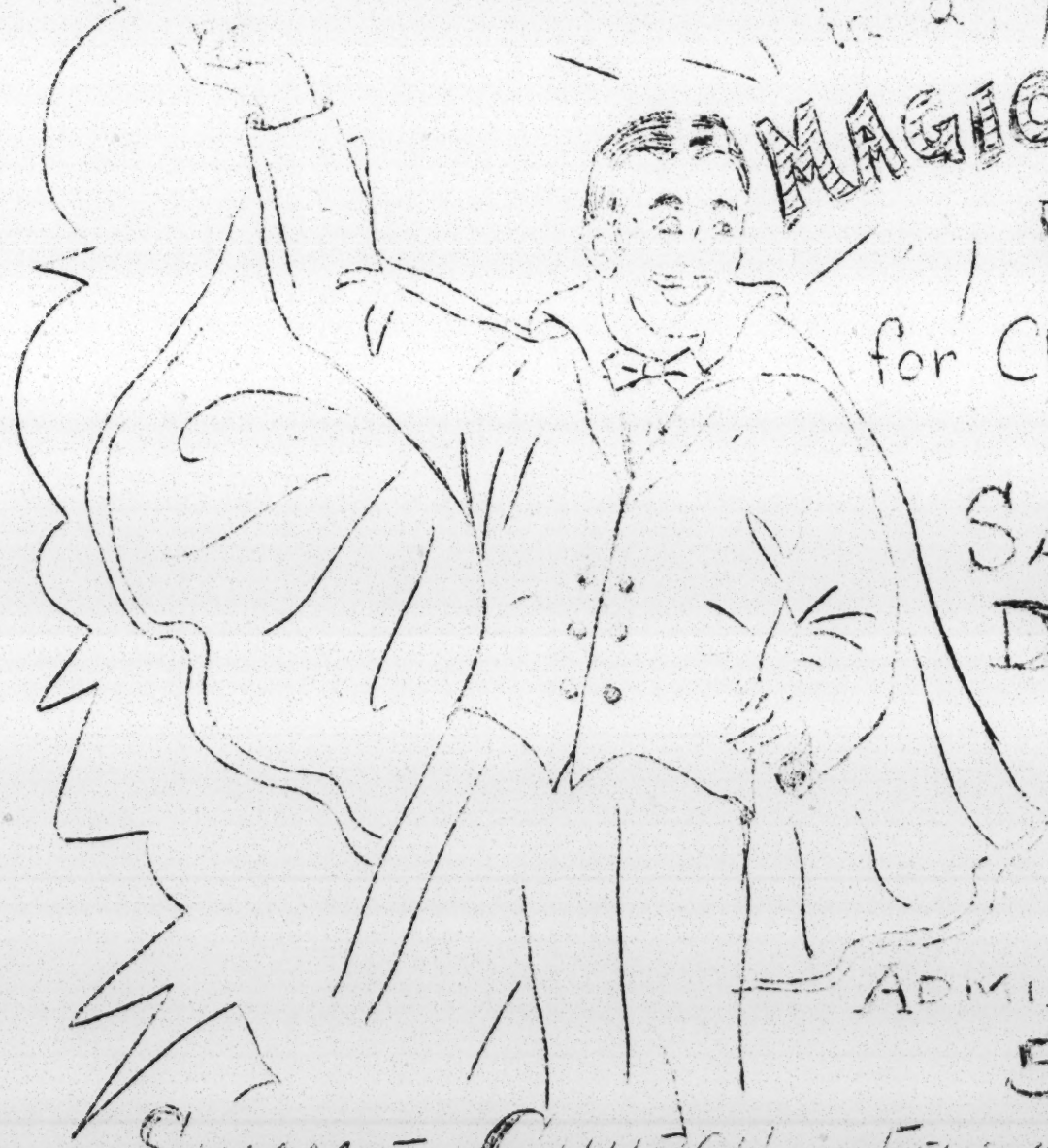
Landis Smith,

Magician Extraordinaire

in a

MAGIC SHOW

for Children



SATURDAY

DEC. 7TH.

2 P.M.

ADMISSION

50¢

SUMMIT CHURCH – FELLOWSHIP HALL

GREENE & WESTVIEW STS.

Doors Open at 1:30 P.M.

SPECIAL BULLETIN FROM SCHOOLS COMMITTEE

The 5,000 children in GET SET have been granted a two month reprieve. The entire Philadelphia com munity was mobilized and effective in keeping the schools open until February 28, 1969.

The Board of Education, however, has stipulated that it will not be responsible for funding after that date.

We must begin another action to impress upon the Federal Government the importance of GET SET. The first step must be a letter writing campaign so that an avalance of letters is received by Senators Scott and Schweiker, Secretary Finch, Special Assistant Moynihan and President Nixon.

IN ORDER TO ACHEIVE MAXIMUM IMPACT, WE URGE YOU TO MAIL THESE LETTERS ON JANUARY 20, 21 and 22, AND TO URGE OTHERS TO DO THE SAME.

THE FACTS

- 1½ to 2 million are still needed to maintain the 105 GET SET centers through June.
- 5,000 Philadelphia poverty-level children receive a pre-school experience, food, medical and dental care and other necessary services
- GET SET involves economically deprived parents directly in the education of their children. Parents work in Centers as volunteers and attend sessions to learn specific ways to help their children.
- Children and parents become assests to themselves and to the country's future.

WHAT TO DO

1. WRITE YOUR LETTERS TO EACH OF THE FOLLOWING:

Senator Hugh D. Scott and Senator Richard S. Schweiker	Senate Office Building Washington D.C. 20510
Honorable Robert Finch, Secretary, Health, Education & Welfare	330 Independence Ave. S.W. Washington, D.C. 20201
Honorable Daniel Moynihan, Spec. Asst. to the President	The White House 1600 Pennsylvania Ave. Washington, D.C. 20500
Honorable Richard M. Nixon President of the United States	The White House 1600 Pennsylvania Ave. Washington, D. C. 20500

2. MAIL LETTERS JANUARY 20, 21, 22 of 1969. Objective: to achieve maximum impact of an avalanche of letters from Philadelphians.

3. Write as an individual. Use above facts for information. Use your own words. Stress facts you care or know most about. Add your personal opinions. Be brief and to the point. Write clearly.

   REMEMBER TO SIGN YOUR NAME AND GIVE YOUR ADDRESS. DO NOT SEND CARBON COPIES.

4. Pass on your information. Get your family and friends to write also.

THE WEST MT. AIRY NEIGHBORS
7139 Cresheim Road · Philadelphia, Pa. 19119
Phone · Chestnut Hill 2-1196

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N E W S L E T E R

Editor: Gaby Bogoslaw Vol. 11 No.2 Mar.69

SCHOOLS COMMITTEE REPORTS - by Stan Osman, Co-chairman

The newest positive factor in school-community relations in Mt. Airy is the formation of a community coalition consisting of the education committees of WMAN and EastMAN, the principals and presidents of H&SA of Lingelbach, Henry and Houston, and representatives of our area's parochial and private schools. This coalition provides a forum for dialogue on educational matters of common concern, with the goal in mind of developing strong community involvement with the educational process in our community.

At its first meeting the Coalition considered some innovations in communications among area schools. Included in discussions were: the development of a bulletin to all area parents highlighting educational activities in all area schools, and the production of a film by local students demonstrating various activity areas as they are carried out in all the local schools.

Presently there are active community committees now at work in the greater Germantown area, involving citizens in the decisions and policies which will be affecting our children. WMAN's Schools Committee wants to be actively involved in the many facets of education, with representation in these groups such as the Northwest High Planning Committee, the Germantown High Ad Hoc Committee, etc. In order to have a voice in the decision making, more members are needed.

All WMANers with an interest in education are warmly invited to contact Co-chairmen, Stan Osman (CH 7-6576) and Valarie Wingate (VI 3-5709) and sign up to become involved in WMAN School Committee projects and activities.

WHAT CAN I DO?

What can I do? I can speak out when others are silent. I can say man when others say things. I can stay up when others are asleep. I can keep on working when others have stopped to play. I can give life big meanings when others give life little meanings. I can say love when others say hate. I can say every man when others say one man. I can try events by a hard test when others try it by an easy test.

What can I do? I can give myself to life when others refuse themselves to life.

Anonymous

N E E D E D

Teachers for adventuresome new educational program in Philadelphia synagogue. Openings in dramatics, art and literature. Wanted: top notch creative people who relate well to 15-16 year olds. Excellent compensation.

For further information call Mrs. Morris Finkel at CH2-0339.

MARCH BILLING UNDERWAY

One quarter of WMANers will, in the next few weeks, be receiving their bills for WMAN dues.

As you know, WMAN is run strictly on dues, so prompt payment of your membership fees will be greatly appreciated.

We had an excellent response to our ad for women interested in researching day care centers. Thanks to al those who indicated interest.

Ed.

COMMUNITY EVENTS COMMUNITY EVENTS

March 1st (Sat.): Community Self-Help Center at 29 Good St. is holding a chicken dinner sale from Noon to 8 PM.

March 7th (Fri.): The Mantua Community Planners will present their first annual concert at 8 P.M. in the U of P's Irvine Auditorium, 34th & Spruce Sts. The performers are all members of the Mantua Academy of Theatrical Black Arts. a Jazz-Afro Dance Group directed by Maurice Slater, who is also a dancer and choreographer. Three of his original productions are featured in the program. Music supervision will be by Ron Everetts, costume design by Barbara Rollins and lighting by Robert Hanscomb.

Tickets are $2, $3, and $4 and are available in our community from Mrs. Robert B. Mitchell at VI 8-3226.

March 12th (Wed.): WMAN and the Political Science Department of Temple U. will be presenting a film and discussion on the California Grape Strike and Boycott. The film will be shown at 8 PM at Lovett Library, Germantown Avenue and Sedgwick St. and is free to the public.

High school and college students are particularly welcome.

March 28th (Fri.): Hear Mr. Milton Shapp, Congressman Wm. Green, Rev. Leonard Smalls and Mr. Carl Dahlgren discuss "THE FUTURE OF POLITICS" at a panel discussion at 8 P.M. at 1st Methodist Church, Germantown Avenue and High Street. The meeting is being cosponsored by WMAN and the Germantown branch of the Women's International League for Peace and Freedom.

COMMUNITY EVENTS COMMUNITY EVENTS

CITY SERVICE NOTES

Emlen Street has been made one way southbound from Carpenter to Pelham.

With what appears to be increasing cutback in quantity and quality of local trash and garbage service, it would be most helpful if all WMANers made a concerted effort at extra special good housekeeping on the outside of their properties.

LETTER TO THE EDITOR

Gentlemen:

I was glad to see that WMAN has at last spoken out against the nuisance dogs running loose in the neighborhood. I practic ally need to rebuild my lawn from the way they have scratched up the sod, to say nothing about cleaning up after them. I have lived here since 1929, have never complained about others' pets or children, but the situation is very bad and shows a lack of consideration for people who like to keep their gardens and lawns looking decently.

I hope that it will be brought to the attention of Mrs. Chernock that there is not one day when I do not pick up papers that her children drop on their way past my house. Also, the front part of the lawn is being ruined by children walking four abreast, treading on the soil, which is wet and soggy, and thereby ruining it for future planting of either grass seed or ground cover. Nothing can stand up under such treatment. On the other side of the street, there is a rock garden and a boy never walks on the pavement, he walks on these stones every day and has loosened most of them -- another bit of senseless destruction.

You have my permission to print this letter in part or in its entirety.

Sincerely,

Mrs. Leo D. Jones
538 W. Ellet St.

EDITORIAL EDITORIAL

As a member of this community and a teacher at Germantown High, I am getting fed up with the newspaper articles and remarks by neighborhood people about Germantown High and its many alleged problems.

All schools everywhere have problems and perhaps Philadelphia schools have more than most. I don't know about that, but I do know that being there every day and observing first hand is a far cry from sitting in one's home reading a newspaper.

One of the recent articles on the subject which made my blood boil alluded to the fact that Germantown High now has ten security guards. Halfway through the article was admitted the fact that these guards are not entirely for discipline, but for other jobs that have to be done in a school at a non-teaching level. Not until the last paragraph (and admit, dear reader, that you frequently read a headline and a first paragraph only), was there an admission that many schools in the city, including some in the Northeast, have had ten security guards for some time.

I realize that good things that happen in a school are not as newsworthy as stories being told about people being thrown down stairs and boys bringing wine to school, but I am certain that isolated incidents like these could happen at any school and I am becoming sick and tired of reading about it.

Please, let's have a little positive thinking. Otherwise, you;ll all be old fogeys before your time, talking of "the good old days" and teenagers not being the way they used to be--- damn right they re not-- they're more aware, better informed and groovier!

G.B.

WEST MT. AIRY NEWSLETTER

7139 Cresheim Road, Phila. Pa. 19119 Vol. 11 No. 3 April '69

Editor: Gaby Bogoslaw

ANNUAL MEETING HELD AT GRACE BAPTIST

The Community Service Award given each year at WMAN's Annual Meeting, went this year to Councilman David Cohen in recognition of his continuous attempt to be responsive to the needs of his constiuents. According to the citation and the introduction by WMANer Jean Bullock, it was felt that in a day when cynicism is the byword in politics, that the man who does his job well as a public official must be encouraged to continue to provide responsible leadership.

Jon Blum was elected president at the general meeting elections held the night of April 14th. An interesting note that points up the change in the attitude of the WMAN Board and of many people in the community toward more involvement in the world around us, is that both Jon, in his acceptance speech and Jerry Balka, in his farewell speech, used excerpts from the same poem, written by a local Girls High student, Lauri Bezner:

..... Existing situations welcome change
To be accomplished by
Seeking and finding alternatives
For quenching new thirsts.

Sodety is in such turmoil.
Why should we all pretend?
We can't keep turning away from it
If it's to be different in the end.

Neither speaker knew the other would be using the poem in his speech.

One of the important changes in the by-laws that was passed at the meeting is one which allows for a minimum of three (3) open Board meetings per year, so that everyone, member, non-members alike, may come to these meetings, introduce new business and vote.

continued Page 2

APOLOGIES FROM POST OFFICE

If the reader was one of many who received notice of the WMAN Annual Meeting days after it happened, please accept the embarrassed apologies of the United States Post Office.

The notices were mailed on April 3rd, allowing an eleven day delivery time. Complaints reached the WMAN office that notices were received as late as April 23.

We have received assurances that this delay will not occur again.

For those who called in to report the delay, our thanks.

ZONING: ONE SUCCESS, ONE PENDING

WMAN joined with neighbors on Allens La. to oppose an application for housing that did not meet the zoning specifications for the area. The application was denied.

WMAN supported the application of a dry cleaning firm to remain in a local apartment building because of the service offered to the neighborhood and because the area supports a small commercial cluster. The decisions has not yet been handed down by the Zoning Board of Adjustment.

NEEDED

The files are spilling out of drawers at the office. There is need for another three drawer filing cabinet. As long as the drawers work, don"t worry about condition, color, etc. We'll supply the decorators. Call CH 2-1196 if you have one for us.

ANNUAL MEETING - continued

By unanimous vote it was decided that instead of cutting the grass and trimming the stations at Upsal, Carpenter and Allen Lane, WMAN will begin working on seeing to it that the Penn Central takes care of its stations,maintaining them in a safe and attractive way for commuters. The membership approved this new direction with the understanding that it may lead to a suit against the railroad.

ACROSS COMMUNITY CAMP RETURNS

Applications are available at the WMAN office for the summer day camp program offered for pre-first graders. For further information and/or an application form, call Ruth Steele, CH 2-1196. But act wuickly since only the first 25 children from each of the five supporting communities will be taken to fill out the total enrollment of 125.

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* ALSO NEEDED *

Our Brownie Leader, and wife of new Board member, Mrs. David Dennison,is badly in need of a used but working sewing machine for a long term project with her Brownies. Anyone who can help Mrs. Dennison, please contact her directly at CH 7-2932.

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OFFICE WELCOMES GLCA HELP

Sherry Stodola, a student of Denison University in Philadelphia for urban studies field unit, is lending the office a helping hand two days a week.

Word from Ruth Steele is that she is proving herself invaluable and has helped put down the backlog of paper and other work. Sherry is with the Great Lakes Colleges Association program in our town. Sherry has, among other interests, a desire to learn more about community organizations and how they perate. We're glad to welcome her into WMAN.

AMBULANCE CORPS ISSUES WARNING

The Northwest Community Ambulance Corps is alerting all citizens of the Northwes to be aware of people soliciting money door to door.

The Corps NEVER solicits in this manner, prefering to have mass mailings for membership drives.

If you should be approached by anyone claiming they represent the Corps, please notify the Corps or the Police Dept.

REAL ESTATE SURVEY RESULTS PARTIALLY IN

The study of real estate values in West Mt. Airy being done under the direction of Jack Guttentag, has revealed in its preliminary report that patterns of declining real estate values began to show in West Mt. Airy in the early 50s, but an upswing in the market value of homes began in 1958 (the year WMAN was organized and became directly involved in fighting panic selling, etc.) and has generally been above the city real estate market ever since.

The completed study is expected to be ready for publication this summer.

WESTSIDE ART CENTER THRIVES

Daisy Reddick, Jessie Brown, Mabel Williams and other parents in the area have been assisting with the new art center program each week. Things are going well. A recent cake sale run by interested parents netted enough money to hire a qualified art teacher, Mr. Turnell.

Tom Valleau, director of Colonial Germantown, contacted Butens Paint Store and was given 24 sketch pads and 24 sketching pencils for the program.

The group meets each Saturday at 2 PM at 2nd Baptist Church, Germantown Avenue and Upsal Street.

Youngsters between 6 and 12 years are cordially invited to join the fun. All they need do is show up and have 25¢ to help defray costs of materials.

KUDOS TO JERRY BALKA - FROM ALL

The following is an expression of thanks to Jerry Balka, outgoing president of WMAN which expresses it for all. I quote an excerpt from a letter from Bruce Theunnisen:

"...I want you to know what significant things it seems to me have happened under your presidency during this part year.

You were the person who really pushed Face-to-Face and in spite of the problems, it seems to have more impact in shifting priorities in our community to human concerns than anything else that has happened since many of us have lived here. Under your presidency the Board seems to be moving now in a new direction, and the new members coming on the Board appear to be indicative of the new trend. Thanks for all you have done to make this possible, Jerry."

WMAN TESTIFIES ON LANDLORD CONTROL BILL

Late in February, Ruth Steele, tesifying for WMAN, urged the City Council Committee on Licenses and Inspections to report favorably out of committee a bill which would require out-of-town owners of Philadelphia properties to register with the city a Philadelphia resident who would be legally responsible for the maintainance of the property.

At press time, the bill was still being holed up in committee.

COMMUNITY NEWS COMMUNITY NEWS

Summit Nursery School at Greene and Westview Streets is accepting applications on a first come basis for 3 and 4 years olds. Summit is a non-sectarian cooperative community nursery. For more information call Doris Steinberg at GE 8-8789.

Penn Charter School will offer two courses in Afro-American History this summer. One course is for high school students over 15 and for adults. The tuition for this course is $80.

The other course, sponsored by the Friends Council on Education is for elementary and secondary school teachers; the tuition is $15. Paperback books for both courses are extra.

For further information call or write Penn Charter School, 3000 W. School House Lane, Phila. 19144, VI 4-3460.

The Urban Studies and Community Services Center of La Salle College presents the Annual Rev. Martin Luther King Jr. Memorial Seminars Series for 1969. The seminars run from 9:30 AM to 1:30 PM including a FREE lunch.

May 3 W.E.B.Dubois and Booker To Washington: Militancy and Accomadation
Dr. El. L. Harris

May 10 African Empires South of the Sahara: Ethiopia and Mero
Mr. Plathall Benjamin

May 17 Negro Housing in the North: an appraisal
Mr. Wm. O'Toole

May 24 Black Slave Revolts and the Black Man in American Wars
Mr. Edward Robinson

All seminars will meet in the Science Building on Olney Avenue, next to Central High School, Room 141-S.

N.O.W. - New Opportunities Workshop will be co-featured with the Arthur Hall Dancers at Leeds Jr. High on Friday May 9 and Saturday May 10. Call the WMAN office, CH 2-1196 for further information and to order tickets.

Students $1.00, Adults $2.00 and reserved seats $3.00.

COMMUNITY NEWS COMMUNITY NEWS

EVER WONDER IF WE'RE UNIQUE?

Report on NCTI Conference - March 27-30, 1969
by Ruth Steele
(with strong assist from Gerry Kraus
of Cincinnati)

I have just returned from a conference sponsored by the NCTI (National Committee on Tithing in Investment). This group is examining the possibilities of forming a NATIONAL NEIGHBORS of community groups interested in open housing. Representatives from twelve integrated neighborhoods were invited from New Rochelle, Philadelphia, Washington, Cleveland, Cincinnati, Chicago, St. Louis, Oklahoma City, Denver and Los Angeles. Present from our community were Charles Leftwich and me.

35 people, living together, eating together,sharing experiences together and talking over common problems and goals together can be quite a heady experience. Out of it all, I came back to our community with two major threads of thought.

The first was thatsome sort of national agency could be of great service, not only to communities which are already multi-racial, but in helping to educate the vast number of communities in the United States who are not and probably would like to resist becoming multi-racial. The exchange of ideas alone would prove such an organization worthwhile; people in our neighborhood could learn of new approaches to common problems, share measured successes and failures with others and pool our strengths with others in our attempts to make the sweeping necessary changes in our society if the "American Dream" is ever to become a reality for ALL of us.

The second thread was the realization that we have been, in the past, building oriented. That is that for ten years the goals of our community organization and those of many others across the country have been in the areas of "stabilization", zoning control, city services, etc. These are necessary and vital functions of any community organization, but I left Carlton College's campus feeling so strongly that all of us concerned about the future of our people in America must shift our emphasis to the solution of the vast problems affecting people. That is, we in middle class communities have to recognize our responsibility in coping with those problems that may not affect us tomorrow -- but will ultimately affect us all in negative terms if solutions are not forthcoming.

The social consequences of decision about our city, metropolitan area and country DO affect us very seriously. Urban Renewal (removal?), public transportation, housing discrimination, inadequate and unequal school programs, pollution, public recreation, all reverberate in our West Mt. Airy neighborhood. Many of the problems undoubedtly are easily hidden from those with ostrich syndrome, for they are behind the walls of the ghetto areas in our cities. But while there is a gross concentration of these concerns in urban ghettoes, they spill over into communities like our, welcome or not. We must grapple with the solutions with a moral commitment to people and their right to live in dignity and decency.

All this and more is what we talked of. We all agreed there was great need for a National Neighbors. At the least it could provide prospective for our problems. At the most, it could be a vehicle through which and with which the goals of our communities could be fulfilled.

Jun 69

COPS AGAINST KIDS - WHERE WE STAND

(the following article was published recently in the East Mt. Airy Newsletter. However, since it reflects recent WMAN concern with the problem, we are reprinting with the permission of EMAN.)

On St. Valentine's Day, a group of high school students held a dance at the YWCA on Germantown Avenue. Shortly before the end of the affair a quarrel broke out between members of two rival gangs. It flared briefly into a fight, but was soon brought under control by the chaperones.

As the young people were leaving the Y, in perfectly peaceful fashion, if somewhat boisterously, two squad cars of police pulled up; officers jumped out and began to herd the students around, climaxing their action with verbal and physical abuse of several girls who obviously did not jump fast enough to suit the enforcers of law and order.

As it happened, one of the girls who was being pushed around was the sister of a young man named Eldredge Harrison, who had attended the dance as a chaperone and had assisted in stopping the earlier fight before it became serious.

When Mr. Harrison saw his sister on the ground being prodded by a policeman's nightstick, he protested vigorously. The police then turned their attention to him, with the result that he required fourteen stitches in his head after being arrested on obviously false charges.

The incident described above was witnessed not only by a large number of young people (whose word might not have been believed), but by several responsible adults as well. Word of this wanton act of police brutality and illegality spread throughout Germantown. When the Harrison case came up for a hearing the next week, the courtroom was filled with people from all over the community, black and white, all determined that justice would be done.

The police, by the date of the hearing, were fully aware that their case was false and that the community was aroused. As a result, acting under orders from Commissioner Rizzo himself, the precinct commander asked that the hearing be postaponed until the next week. This gave the authorities time to offer Eldredge Harrison a deal: the police would drop charges against him if he would agree to bring no action against them for illegal procedures and brutality. The young man, as advised by counsel, felt that he had no choice but to accept the deal as offered. Failure to accept it would have put him in jeopardy of a conviction. The policemen, as is their practice in such situations, would have sworn that he had interfered with them, resisted them and even attacked them. It would have been his word against theirs, and who would have believed a young black man? So Eldredge and his family signed their waivers at the next hearing - and the case was dismissed.

But the case could not be so easily dismissed from the mind and conscience of the community. A meeting with the precinct captain brought apology, but no real reassurance that the police would desist from their practice of harrassing young people, particularly young black people, but many white youths as well - on the streets of Germantown.

A number of meetings followed, which were attended by representatives of various religious, social and civic organizations. The problem was discussed from every conceivable angle. Several weeks and thousands of words later, it was apparent to everybody concerned that the only way that the community could erect any real barrier to uncontrolled police behavior was to organize itself on a broad representative base and work to establish the community's control over the community's police.

The result of all this was the formation of the Germantown Council for Community Control of Police, composed of representatives from a variety of organizations functioning the Greater Germantown, and dedicated - in the words

of its Statement of Purpose, the "provide the people of Germantown with a vehicle through which they can establish the maximum amount of community control of police operations consistent with good law enforcement".

The GCCCP has been meeting weekly for the past two months, and has decided that the increasing number of cases of reported harassment by police should be brought to the attention of the entire community.

They are therefore planning an open meeting on the evening of TUESDAY, JUNE 3, at which many of these cases will be documented and discussed. The captain of the 14th Precinct, Captain Guy Kates has been invited to attend and to report to the community about the steps he has taken or is prepared to take, to comepl his men to operate according to human standards that are acceptable to the community.

At its last meeting, the EMAN Board voted that it would adjourn its June meeting to Vernon House on June 3, so that every board member could see for himself what has been happening and help decide where Germantown, of which East Mt. Airy is a part, can go from here.

Don't you think <u>you</u> should be there too?

Tuesday, June 3, 1969 8 P.M.

VERNON HOUSE in Vernon Park

Germantown Avenue, just above Chelten.

The above report was submitted by
Morton Brooks, Chairman.

NOTE:

West Mt. Airy Neighbors has a representative to this group. If you are interested in what will happen at the meeting, you are urged to attend and see and hear for yourself.

WEST MT. AIRY NEIGHBORS

INVITES ALL RESIDENTS

OF WEST MT. AIRY

TO AN

OPEN BOARD MEETING

(Everyone attending will have voting privileges)

MONDAY, JUNE 9th

8:00 P.M. sharp
to
10:00 P.M.

GRACE BAPTIST CHURCH

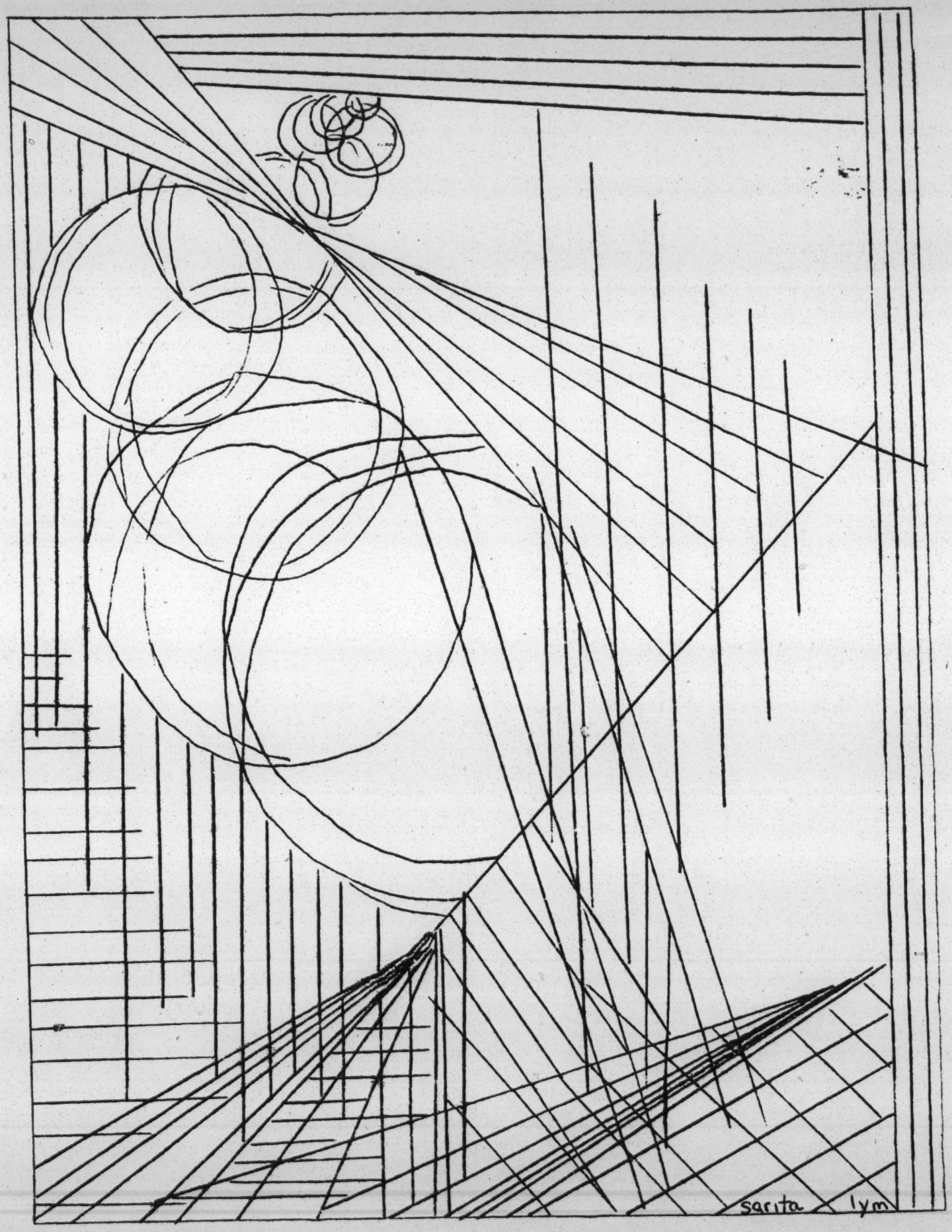
13 W. Johnson Street

(parking on church lot)

come to talk — come to listen — come to share

AGENDA

8:00 - 8:30	Demonstration Program by N.O.W. (New Opportunities Workshop, Jeff Robbins, director)
8:30	Additions to and approval of agenda
8:30 - 9:00	Report of Community Relations Committee
9:00 - 9:05	Briefing on Y.E.S. (WMAN's Youth Employment Service)
9:05 - 9:15	Presentation of program by Children's Aid Society
9:15 - 9:40	A Community Newspaper: progress report
9:40 - 10:00	What's On Your Mind? - open discussion from the floor
10:00	Adjournment



towards this...

WEST MT. AIRY NEWSLETTER ...

S.E. Corner Greene & Westview
(Summit Presbyterian Church)
VI 9-4141

February - March, 1971

NEW EXECUTIVE DIRECTOR APPOINTED

Mrs. Yvonne Haskins has been appointed as the Executive Director of West Mount Airy Neighbors as of February 1, 1971. Mrs. Haskins is in the process of moving to West Mount Airy from North Central Philadelphia and brings to the position her experience as a juvenile aid officer with the Police Department, a police-community relations specialist and community organizer with the Commission on Human Relations, and most recently an educational program planner with the Board of Education. She will be residing at 7035 McCallum Street with her husband, Harold, and two children, Randall and Russell.

LETTER FROM EXECUTIVE DIRECTOR

Dear West Mount Airy Neighbors:

I am new to this area and to the position of Executive Director of WMAN. This means quite simply that for the next few weeks I shall be primarily concerned with office management and getting to know as many of the people who are concerned about and committed to community life in West Mount Airy.

Since WMAN will be celebrating its 13th anniversary this year, the organization is certainly an "established" entity in the community, as well as having gained city-wide and nation-wide recognition for its work in the area of real estate practices. The goals and successes in the

Cont'd. to page 2.

WMAN PLANS ANNUAL BOARD MEETING

The March Board Meeting (Mon., March 15, 8:00pm, Summit Church) will be largely devoted to planning for the Annual Board Meeting to be held sometime in April. We expect an overflow audience of members and interested neighbors. The announcements will be distributed soon. WE NEED VOLUNTEERS to help spread the word (flyers, posters) and take care of all the small details of the BIG NIGHT. Please call the office and give us a bit of your time.

******** NEEDED ********

Our files are spilling over! We need another 3 or 4-drawer cabinet. As long as the drawers work, we'll do any painting, etc. Call VI 9-4141 if you have one for us.

LETTER cont'd.

areas of "stabilization", zoning control, city services, etc., have been noteworthy and must continue to be a function of any community organization, with constant evaluation and reinterpretation by its members. However, my short existence in this position has made me keenly aware of the multitude of resources and expertise of the people who live in this community. We run the gamit of skills and knowledge from every sector of our society, whether gainfully employed or retired, whether housewife or student. It is important, therefore, that, as we have looked at and responded to real estate needs, we begin to muster the resource people of our community to address the many problems and needs that are as inherent in West Mount Airy as they are in any other area of the city.

Let us not kid ourselves into thinking that West Mount Airy does not need our individual support. This support must go beyond the paying of dues into time and service peculiar to the skills that each can offer.

Preliminary examination of the records of WMAN membership substantiates my belief that this area has perhaps the highest percentage of professional service people in Phila. There is no excuse for our not responding to the keeping of your traditions: "To maintain and improve the desirability of Mt. Airy as a place to live, with particular attention to its physical properties, educational and cultural institutions, and community

Cont'd to page 5.

WMAN'S "REP" IN OTHER CITIES

The office has received inquiries about WMAN's activities from places as Far, far away as Baltimore, Md., and Durham, N.C. The Human Relations Commission of Durham, no less, wants to "develop a similar program as WMAN in our city". How about that! Hopefully, the program picture we present is an accurate one according to today's activities and not just old "rep". (a subtle hint?)

WMAN BOARD MEETS WITH YOUTH

The February Board meeting of WMAN was specifically set up to meet with several young people who have expressed a need for youth programs to WMAN's Youth Committee (thanks to Woody Baskerville, Tom Anderson). With the assistance of a group dynamics consultant, Mrs. Elsie Cross, the young men were able to provide the Board with some insight on recreational needs for youth in West Mt. Airy. WMAN is currently making plans for a specific program response soon.

WELCOME TO NEW MEMBERS

The following neighbors have joined WMAN this year:

Mr. & Mrs. Bernard Camins

Mrs. Elsie Cross

WMAN welcomes your membership and enthusiastic involvement and support in the life of your community.

Do you have a neighbor who is not a member of WMAN? Help us report a longer list of names next time.

DAY CARE PROGRAM: DO WE NEED IT?

In the next few months, the question of day care for West Mt. Airy is going to be seriously considered in our community. The Philadelphia Day Care Council, in cooperation with various community groups and churches, is having a meeting on Thursday, March 18, 1971, 8:15 pm, at the Kelly School, Hansberry & Pulaski Streets. The purpose of the meeting is to educate parents as to the possibilities of day care programs in our area (after school recreation, full day, etc.). Representatives from the Day Care Council will be there to answer questions. All interested persons should attend. Find out what can be done to help meet any of your individual needs.

During the next couple of months a survey will be conducted in the West Mount Airy area by volunteers interested in day care programs. The results of this survey are crucial in determining:

1. What kinds of needs for day care are present?
2. Who has these needs?
3. How much of desired programs can be financed by federal funds?

Please cooperate when someone calls on you--better yet, contact WMAN office to help in conducting survey. Here's another way for you to help your community!
(Interested persons may also contact Mrs. Jan Young at CH 7-8976 or Mrs. Flora Wolf at VI 8-7222)

OPTIONS FOR WOMEN starts their next group on Friday, April 2, in Wynnefield. Call Vicki Kramer, TR 8-6728 for further information.

GIRL SCOUTS HELP SENIOR CITIZENS

The Girls Scouts Cadet Troop, sponsored by WMAN and under the leadership of Mrs. Alex Hersh, have been very helpful to the residents of Emlen Arms. Almost every day will find some of the Scouts doing grocery shopping, medicine shopping, office work, or simply being companions and building friendships. They've even had a birthday party for the tenants! WMAN salutes our troop. We call this getting to the real "nitty-gritty" of giving a helping hand to a neighbor.

ACROSS COMMUNITY CAMP APPLICATION

Across Community Camp will be held for the fifth consecutive year at Chestnut Hill Academy from July 12th to the 30th, 1971, 9:00 am until Noon.

It is a creative fun camp for 132 pre-first grade children, drawn from five neighboring communities. Activities include music, arts and crafts, wading and water play, as well as several excursions. The staff will be group leaders and youth assistant drawn from neighboring communities. Groups will be limited to a maximum of 20 children. Children must be four years old by July to qualify for enrollment.

The fee is $10. for the 3 weeks. Contributions are gratefully accepted for salaries, curriculum materials, supplies, refreshments and other expenses. Enrollment in the camp will be on a FIRST COME basis. The deadline for enrollment will be June 15th. Applications can be obtained at the WMAN office.

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REAL ESTATE: SOMETHING GOOD, SOMETHING BAD!

Good news first!

The Board of Realtors has adopted a set of guidelines for solicitation by city realtors, which grew out of the concern of the Board over the problem of illegal and unethical solicitation practices and their negative effect on neighborhood stabilization. In 1967, Phila. City Council made it illegal for any broker to solicit any homeowner who had given him formal notice that he did not desire to be solicited. It seems that the large majority have complied with this law. The new guidelines are designed to go one step farther than the law requires. The Board is advising its members not to do any soliciting in "sensitive neighborhoods", and the Board will designate areas of the city it considers sensitive and advise members. After an area has been so designated, realtors will be asked not to solicit its residents whether or not they have asked not to be solicited, and to remove all "Sale" signs whenever 3 or more signs are found to be posted in the same block.

WHICH LEADS US INTO BAD NEWS....

LAZAR ASSOCIATES has been hard at work sending out solicitations to homeowners in West Mt. Airy. Thus far, the WMAN office has received complaints from nine blocks. In spite of the fact that in 1968, WMAN sought and received agreements from realtors operating in the community to refrain from the wholesale solicitation of entire blocks, Lazar continues this practice. WMAN is requesting that all who have received such solicitations to please contact Yvonne Haskins so that we may mail petitions to you against such practice.

ZONING: DECISIONS GRANTED

1-11-71 -520-28 W. Carpenter Lane
Application granted for erection of a one-story retail store.

1-18-71 - 6457 Greene Street
Application granted for a 5-family dwelling.

2-8-71 - 7111 Mt. Airy Terrace
Application granted for erection of in-ground swimming pool as part of a family dwelling.

WMAN ASSISTS MCCALLUM MANOR

In February, a request was made to WMAN by the tenants of McCallum Manor for legal advice in dealing with the landlord around problems in the building. Lou Levy responded and met with the tenants and management, and they are beginning to work toward the resolution of problems.

WMAN attorney Jerry Balka is also deeply involved with the tenants of the Marita Apartments at Mt. Airy and Emlen Sts. Last year we worked with the tenants of the Rosemary Garden Apartments. Your community organization is prepared to help tenants solve their problems.

WMAN TO BRING SUIT

WMAN Planning Committee has been given the authority to bring suits against the owners of properties at Wayne & Carpenter Sts. and McCallum & Westview Sts. These have long been problem properties with no results to the endless amount of time devoted by WMAN.

CITY SERVICES COMPLAINTS REPORTED

Cherokee & Upsal - Trash problem
Mt. Pleasant & Emlen -Sewers clogged; pothole(now fixed)
600 Blk W.PhilEllena -Leaves
Cresheim Rd.& Allens La.-Aban.Car
Hortter, Pelham& McCallum- " "
Lincoln Dr.&Allens La.-Ill. Dump.

IMPROVED STREET LIGHTING

WMAN was successful in getting the promise of additional street lighting in the 100 block of W. Cliveden St. The Streets Department has ordered a light to be installed near the Emlen St. end of the block. Anyone else having street light problems?

"WALK AND TALK" PLANS

The successful evening enjoyed so much by our residents last year is high on the WMAN agenda for social events this spring. There will be a feature article in the April Newsletter spelling out plans and needs of the program.

LETTER CONT'D. FROM PAGE 2.

relations".

Are you an architect? gardener? a city planner? a teacher? a lawyer? an educational planner? a plumber? a physician? writer? a carpenter? a social worker? a proposal writer? a politician?

Are you retired? a housewife? a student? etc.,etc.....?

Each of you has some skill to give to your community!

It would be unfortunate indeed if you think that your professional life does not relate to your community life.

The viable community group is the one which can correlate and integrate the two "hats" within its membership. The viable organization is also one which can generate a social and cultural interaction among its members. The most valuable tool of any organization is the ability of its members to speak face to face, one on one about its problems and programs. It is not my intention for this newsletter to substitute for people-to-people contact. I would rather think that this letter will generate the beginning seeds of programs for our neighborhood.

We should be constantly reminded that this community, in which each of us has selected to reside and bring up our children, is one of the last of its kind remaining within the city of Philadelphia. West Mt. Airy has its youth problems, continues to have its housin problems, has small business sections in rapid decay; but most of all, West Mt. Airy is suffering from a communications problem.

How can we relate our skills to some of our needs? How can we expose our youth and ourselves to the social integration so vitally important to this community?

Please come to our Annual Board meeting in April and bring one or two of your neighbors. Our committees are being reorganized to deal with concrete, visible programs in the coming year. We are not looking so much for grandiose ideas, but continuity of program based on small successes.

To those of you who have given you time in the past, your continued involvement will be vital. To those of you who have been reluctant to participate, involve yourselves NOW. To those of you who do not believe in participation, please read this letter one more time!

As your Executive Director, I must depend upon you to offer your skil or respond when called upon.

I look forward to meeting you soon

Sincerely,

Yvonne Hiatkins

NEWSLETTER SUGGESTIONS

THIS PAGE IS YOUR CHANCE TO SEE YOUR NAME IN PRINT FOR THE WHOLE WORLD---well, at least West Mt. Airy---TO SEE! YOU CAN SHARE RECIPES, POETRY, YOUR POINT OF VIEW, ADVERTISE, ETC. WE MAY EVEN START A MONTHLY CARTOON SERIES. IT'S YOUR THING, DO WHAT YOU WANT TO DO. IT'LL BE BLANK IF YOU DON"T!

SAMPLE:

QUICK APPLESAUCE BREAD

2 1/4 cups basic oats mix(below)
1 cup sugar
1 cup sweetened applesauce
1 egg
1/2 cup milk
1/2 cup raisins
1 teaspoon cinnamon
Combine all ingredients; stir until just blended. Pour batter into greased loaf pan(8x4) Bake at 350 f. for 55 to 60 min. Cool on rack before slicing.

BASIC OATS MIX

6 cups sifted all-purpose flour
1/4 cup baking powder
4 teasponns salt
1 1/3 cups shortening
2 cups quick or old-fashioned oats uncooked
Sift together flour, baking powder and salt into large bowl. Cut in shortening until mixture resembles coarse crumbs. Stir in oats. Store mixture in an air-tight container in a cool, dry place until ready to use. Makes 9 1/2 cups mix.

THE HASKINS

(FILL THIS SPACE: SEND SUGGESTIONS)

PO'M CORNER?

CARTOON CORNER?

THE BARTER COLUMN
(Fill in please!)

FOR SALE: .....

JOB WANTED: .....

RIDE NEEDED: .....

HOUSING NEEDED: .....

ETC...ETC...ETC...ETC...ETC...

THE MONTHLY BLURB

Blurb!

Blurb!
and more
Blurb!

(what you say, baby!)

RAP CORNER

GRAFFITI HERE!

FOR ALL YOUNG PEOPLE! YES, YOUNG PEOPLE! Maybe, young-thinking people.....?

WRITE ON, KIDS!

This page is for thinking, alive, meaningful people!

All you stuffy shirts, read the first five pages ....

Don't read this one NO MO'!

NEWSLETTER

THE WEST MT. AIRY NEIGHBORS

S. E. Corner Greene and Westview Streets • Philadelphia, Pa. 19119

Phone • VI 9-4141

NOVEMBER 1971

WMAN BOARD MEETING
Monday, December 13
8:00 P.M.
"SCHOOLS AND THE FUTURE OF OUR COMMUNITY AS A PLACE TO LIVE"

Summit Presbyterian Church
Greene & Westview Streets

All Board Meetings are open

DECEMBER MEETING PLANS

A steering committee on education met on November 23 to plan the Community-Board meeting scheduled for December 13, 1971. The discussion centered on the relationship between the schools and our community. How does the under-utilization and the public esteem of the public education system affect the community? What are the possibilities for inter-area cooperation to develop political "muscle" and to develop acceptable secondary schools for our area? How do we actively draw families into public schools?

These and other questions of priorities and needs concerning education in our community will be explored at the Open Board Meeting. Leaders from Chestnut Hill and East Mt. Airy have been invited to form a panel with a WMAN representative to make a brief presentation.

We plan a new approach to a long-festering problem. Come and make it work.

PRESIDENT'S REPORT

What is the proper role of a community organization? This question has long puzzled WMAN, never more so than during the past several months. It is the tradition of WMAN to assume a position of leadership regarding issues facing the community. We continue to wrestle, however, with the appropriate range of those issues, as well as the relationship between WMAN and the people who make up the community.

I believe that we must have a community organization which reaches out to all members of the community in an attempt to create a humane atmosphere which consciously and explictly includes all the residents of WMA in its efforts. Particularly, we must be concerned with our young and our elderly.

For our young, we must provide not only schooling, but an early welcome into community responsibility. The now clean white wall at Lincoln Drive and Mt. Pleasant demonstrates that the responsibility is latent and can be tapped.

For our elderly, we must provide a sense that they have not been cast out merely because they are old. We must make use of their talents as we plan to do by bringing them together with young people so their skills can be passed on. We must respect their needs, as Yvonne proposes further in this newsletter.

In the context of those groups of people, WMAN must play a leadership role. The organization must continue to identify the needs of the people in the community and must continue to call upon all members of the community to address

cont'd.

themselves to the solution of those problems.

The proposals advanced by WMAN may not always have the support of all residents of the WMA community. Proposals must nonetheless be put forward, and the Board of WMAN must speak clearly its opinions on questions which concern us. I believe we must speak both to the community and, when we can, for it. The positions taken by WMAN will only have life and validity of their own, however, if they are the result of true community deliberation and action.

On December 13, we will have our first open meeting devoted to education. As you will read elsewhere in the newsletter, a steering committee met to plan this session. We already have several people committed to working on school problems, and Oliver Brown, the former staff director of the School District's Decentrailization Commission, has agreed to provide leadership.

The quality of education available to WMA residents (public and private) is critical to the quality of our community--even critical to its existence. We have active home and school assns. at our two elementary schools. What about WMAN's responsibility for those schools? What about our community's responsibility for a middle school? for our public high school?

These issues must be discussed by WMAN. We will begin the discussion on December 13. I hope you will be there.

Edwin D. Wolf

CONGRATULATIONS!!

WMAN extends congratulations to our newly elected City Council representative, Joseph E. Coleman. Mr. Coleman has already begun to work toward fulfilling his campaign promise of establishing an Advisory Council on the many problems of the various areas of our district. The Council will include persons representing every segment and area of our district. WMAN looks forward to a worthwhile and productive relationship with Mr. Coleman.

RE-BIRTH OF BLOCK CAPTAIN PROGRAM

In an important development, the WMAN Board, meeting on Nov. 29, approved a proposal to reestablish the block captain program as an independent operating froup within the organizations structure. The Board authorized the creation of a Block Captain Task Force which will coordinate the program.

As before, the heart of the program will be block captains on every block in our community--over 200. These captains will be assisted by an area leader, who will, in turn, be a member of the Block Captain Task Force. We expect to begin operations soon with approximately 50 blocks covered by active block captains.

One difference between the present setup and the previous one is that the area leaders will no longer necessarily be the Board members. The Board recognized that that system did not work two years ago when the program was first organized; instead, it is hoped that by involving area leaders in the program new potential board members will emerge to give new vitality to the leadership of the organization.

Another significant difference is that the Task Force will report directly to the Board, and be under the operational guidance of the President and the Executive Director. Closer control and greater accountability should result from this.

We have been encouraged to try the block captain effort again because of the many new ideas that are coming into the organization from WMA residents who have not previously been involved in WMAN, and because we have available to us several social work students who will be working on the program. Finally, we have vigorous leadership of the program from Madelyn Morris and Mabel Williams. We hope you will want to join in this program.

cont'd.

EXECUTIVE DIRECTOR REPORTS...

One of our Temple students spent two afternoons recently talking to staff and residents of Emlen Arms, public housing for the elderly. We wanted to know how WMAN could effectively assist the people there.

We learned that the most pressing and continuous need is transportation to stores. When one of the biggest problems in a person's life is something that the majority of the people in the community take pretty much for granted, it is difficult for the community to respond adequately. Let's face it. Emlen Arms needs a community car pool on a regularly operating basis. This could mean one volunteer giving up two hours a month, more or less, but the important overriding element is consistency in commitment. This need won't go away.

Something else we learned about is a "sing-a-long brithday party" held once a month for all the residents. They like to have some kind of entertainment for these occasions, especially the kind they can participate--dancing, singing, plays, etc.

These are simple needs with very little work involved. I promised Emlen Arms that our Newsletter would be used to communicate some of their needs to the community. We should be able to respond to their modest request. Let us hear from you.

* * * * * *

NEW MEMBERS

Mr. & Mrs. James R. Meyer
Mr. & Mrs. Joseph Kachen

Note: 21 residents have requested membership applications in Nov.

* * * * * *

EMAN BOARD MEETING OPEN TO ALL
Tuesday, December 7, 8:15 P.M.
Emphasis: NW Mental Health Center
Church of the Brethren
6611 Germantown Avenue

STUDENT REPORTS...

On the evening of Nov. 10, Mt. Airy Methodist Church was the scene of an exciting meeting during which some young people of our community expressed a wish to engage in productive recreation and jobs, rather than causing a disturbance with aimless activities.

One of the principle speakers was Mrs. Florence Garrett. She has been instrumental in bridging the generation gap and instilling a feeling of trust because of her genuine concern. She praises our youth when they are praiseworthy and lets them know when they need reprimanding.

The young men present came up with a suggestion that they could work at odd jobs to earn money for a pool table. "We could rake leaves, clean your cellars--just give us jobs and we'll do them!"

Mrs. Verna Bair, who had sponsored the first meeting with the youth, announced that as a result of the clean-up job done by the youngsters on the wall at Lincoln Drive and Mt. Pleasant, money was donated as a kick-off towards their goal.

A committee of youth and adults was formed. The need for youth activities centers in the churches was discussed. Supervision will be needed. How can you help?

Let's start by supporting the Mt. Airy Youth Employment Service, and allow these young men and women to participate in the betterment of our community. Help them to help themselves! How about it?

Debbie Klein,
Temple U. Student

WANT SOMETHING DONE?

Yard work - babysitting-
car wash - party assistance -
small repairs - an extra hand
for house repairs - errands -
leaf raking - snow shoveling -

MT. AIRY YOUTH EMPLOYMENT SERVICE
Call VI 9-0222 - Tuesdays 7-10 PM
Call VI 9-4141 - Thursdays 7-10 PM

cont'd.

HIGHLIGHT OF NOV. MEETING

Our second monthly open board meeting took place on Monday, Nov. 15., at Summit Church. For the second time, more than 100 residents came to hear and be heard--and get involved.

The topic for the evening was the role of WMAN in the preservation of property values in the Community. Ned Wolf posited that WMAN must continue to have a major concern with property, even as we move into other more service-directed areas. There followed a discussion of different kinds of problems WMAN is dealing with.

First, JEAN BULLOCK, our corresponding secretary and longtime board member, described some of the difficulties she and others had in organizing the tenants at the Marita Apartments--where Jean lives--to deal with intolerable conditions. After many months of rent withholding, the tenants compelled the owners to sign an agreement to make a real commitment to maintaining the property. Jean pointed out that although the organization technique is very effective, it took a great deal of effort to keep the tenants together.

The discussion recognized that apartments present a real challenge to the community organization, particularly because those which are in a deteriorating condition attract tenants who are more transient and who, therefore, have less interest in making the landlord make a commitment to adequate maintenance. It was agreed that this problem should receive serious attention from our Land Use group, headed by Lou Levy.

The second presentation was by LOU LEVY, one of our Vice Presidents, and past President of WMAN. Lou spoke about our attention to problem properties, such as those at Wayne and Carpenter and at Westview and McCallum. After several years' effort on both of them by Lou and JERRY BALKA, it appears that work hasbegun on both to fix them up. Lou also discussed our activities in response to requests for zoning changes.

Lou emphasized in addition the problem of illegal conversions--where an owner will create a separate dwelling unit which is not authorized by the zoning classification. This is traditionally a problem in declining neighborhoods, and WMA must be alert to prevent its spread.

Lou and GREY SMITH also introduce the main topic of the evening - the steam plant site at Pelham and Hortter. WMAN has been seeking a use for the property for many years. Last spring, the City approached our land use group with a proposal for 40 units of low income housing for the elderly on the site, to be built with city-state urban renewal funds and federal housing subsidies. The Land Use group rejected the proposal on the grounds that the property could not support that number of units. The next thing we knew, the Redevelopment Authority had declared the block "blighted" and had announced its intention to proceed with the project.

This caused a furor among the residents on Pelham Road and great concern in the land use group. A wild meeting was held at St. Madeleine Sophie Church in June to allow the city representatives to present the project. The opposition was enormous. At the meeting it was agreed to form a committee to examine the city proposal and to develop alternatives. That meeting was convened by WMAN, and Curtis Carson was selected as the leader of the group.

Grey Smith has attended most of the meetings and reported that there is not a clear understanding of the nature of the project among the Pelham residents. There is confusion between low-rent public housing and the Section 236 low income housing for the elderly which is being proposed for the site. He reported that the members of the committee have looked into alternatives and have not yet found a feasible one.

In an extensive discussion, most of the sentiment at the board

CONT'D

Nov. Meeting cont'd.

meeting was expressed in support of the proposed use of the property. But upon the urging of Councilman-elect Joe Coleman, there was considerable concern about WMAN decreeing support for the plan without having heard from the opponents. (Although there were residents of the area, including one family living directly across the street from the site, no one attended who was opposed to the project.) It was generally agreed that WMAN should attempt to find out directly from the opponents what their views were. Several of those present agreed to meet under the leadership of LARRY HERLIC to discuss and carry out meetings with the residents of Pelham Road and Hortter Street who had some concern about the proposed use. They will report back at the January meeting and make recommendations to the Board for action WMAN should take.

HENRY HOME & SCHOOL PLANS.....

the Henry Home & School Assn. plans an open house at the school on Thursday, January 18, 1972, begining at 7:00 p.m. This occasion will provide us with the oportunity to honor our principal, our Councilwoman-at-large and someone we all know to be a very unusual person, Mrs. Beatrice Chernock. The community is invited to participate in thanking Mrs. Chernock for many years of dedicated service and wishing her well in her new position.

Parents and other community people interested in seeing classrooms and meeting some of the teachers will also be a part of this happy festivity.

Come on out to recognize a person who has contributed much to our community and learn all that is going on with the Association.

SUMMIT CONFERENCE: EMAN-WMAN

On Dec. 4, from 9:30 am to 3:00 pm, East Mt. Airy Neighbors and West Mt. Airy Neighbors have been invited by the Urban Church Institute to hold a joint conference on the Lutheran Seminary grounds. There will be 15 representatives selected to attend by each organization.

The primary topic of concern will be the organizational interrelation and communication between EMAN and WMAN. In our current political climate, what organizational influences are possible in providing recreational facilities for youth, employment opportunities for youth, the development of our BIG divider, Germantown Avenue? What can we do about our schools, health care, police-community relations, senior citizens, etc.?

There are many common values and goals between the two organizations. The plan is to sort them out, establish priorities and lines of communication, and set short and long range goals.

We welcome this conference as a beginning!

CITY SERVICES COMPLAINTS.....

Abandoned Cars	4
Traffic Signals	3
Leaves	5

Note: According to the 14th Dist., abandoned cars are not being removed from the area as quickly as they should be. It appears that a "bueaucratic shuffle" is going on --the 14th Dist. submits the list of cars to be towed away...this list is returned to the district for reverification on each individual report. 150 cars were the subject of such shuffling during one week in November.

NEWS NOTES

----David Barol, a Life Scout at Summit Presbyterian Church, has sought permission from the Fairmount Park Commission to make repairs to Carpenter Woods, in part satisfaction of the requirements for the rank of Eagle Scout.

----The Philadelphia Children's Museum is presenting EUELL GIBBONS, author of "Stalking the Wild Asparagus" on Saturday, December 18th, 8 pm, at the Unitarian Church of Germantown. He will be speaking on "Foraging for Wild Foods". Admission is free. The organization will be actively recruiting for membership and will provide information about their new program for the Northwest area.

----The United Community Organizations of Germantown held a town meeting on Nov. 30 to discuss the adequacy of police protection and the responsiveness of the 14th District to the standards of the community.

----The Philadelphia Museum of Art is offering guided tours through the historic houses of Fairmount Park. Call the Museum, PO 5-0500.

----The Community Cupboard of the Northwest Interfaith Movement, part of the Afro-American Federation, is providing food and clothing needs for people caught in emergencies. This is a good time of the year to help. Call VI 3-1084, VI 3-3255.

----The Unitarian Church of Germantown will hold a "Fourth Night Festival", on December 28, 1971. This will be an evening of holiday music for choir, strings quartet, and soloists.

----The Philadelphia Campaign for Adequate Welfare Reform Now will meet on Tuesday, December 7, 8 pm, at the Vernon House, A local adhoc group was recently formed to bring the issues of welfare reform to Germantown, Mt. Airy and Chestnut Hill. The group is supporting a bill introduced into the Senate by Senator Fred Harris on Oct. 27. They are urging everhone to request copies of the bill from Senators Scott and Schweiker as well as to ask our Senators to co-sponsor the Campaign Bill, S2747.

----The City Planning Commission is holding a series of open discussions regarding the 1972-77 Capital Program. In addition the staff welcomes statements from the community involving priorities for Capital Program needs for the 1973-78 Capital Program. The discussion of Northwest Phila. will be held at 7 pm on December 9, Conference Room, 14th Floor, City Hall Annex.

----The Water Tower Recreation Center currently has openings in the following classes: Preschoolers (3 1/2 yrs.) Tumbling Ballet for girls

Reproduced courtesy of Phila. Gas Works Deadline for next issue:Dec. 17
Yvonne Haskins, Acting Editor

What's on your mind?

Schools?

Zoning?

Real Estate Values?

Trolley, bus

and train service?

Recreation?

Traffic safety?

Maybe we can help . . . . .

W MA

We have everything in West Mt. Airy . . .

. . . between Germantown Ave. and Fairmount Park, and between Johnson St. and Cresheim Park.

Our neighborhood is a unique community. We have a fine "mix" of economic groups, racial groups, cultural groups, religious groups. We have $100,000 homes and $10,000 homes, $300 apartments, and $50 apartments. We have fine schools, good transportation, convenient shopping.

But changes are taking place . . .

. . . Americans are the moving-est people. We move on the average once every five years. So all kinds of Americans are moving out of our neighborhood, and all kinds of Americans are moving into our neighborhood.

Moving is change. Change has helped make this country strong. But it's important that changes be planned and understood. We know that in personal lives, we don't like to make changes until we've thought them out. With a constantly changing neighborhood, it's important that these changes, too, be thought out.

That's why . . .

. . . We who live in West Mt. Airy have joined together to think and act on changes in our neighborhood. That's why we've formed the . . . *West Mt. Airy Neighbors* — dedicated

to seeking solutions to our neighborhood problems and to encouraging changes that will lead to an even better place to live.

What are the West Mt. Airy Neighbors doing? . . .

. . . The West Mt. Airy Neighbors is already a going concern. We have a wealth of talents on our committees, an Executive Secretary, and a sizable treasury . . . all of which make for a strong, permanent, effective organization.

We have set up a number of committees to work for us.

The Schools Committee is working to see that our schools — public, parochial, and private — best meet the educational and social needs of our children.

The Zoning Committee is keeping a watchful eye on all proposed zoning changes so that the public interest of all of us is not injured by the special interests of a few.

The Real Estate Practices Committee is working with real estate brokers to eliminate the sort of selling and buying practices that tend to reduce values rather than enhance them.

The City Services Committee is working with City departments to keep our neighborhood clean, safe, healthy — a pleasant place to live.

The Youth Services Committee is promoting social activities and job

opportunities for teen-agers, and is strengthening understanding and communication between young people and adults in the community.

The Community Relations Committee is working to relieve the inevitable misunderstandings which arise when 5000 families live near one another.

Other committees work on other neighborhood problems as they arise. And, of course, still others are working to make the West Mt. Airy Neighbors ever more effective.

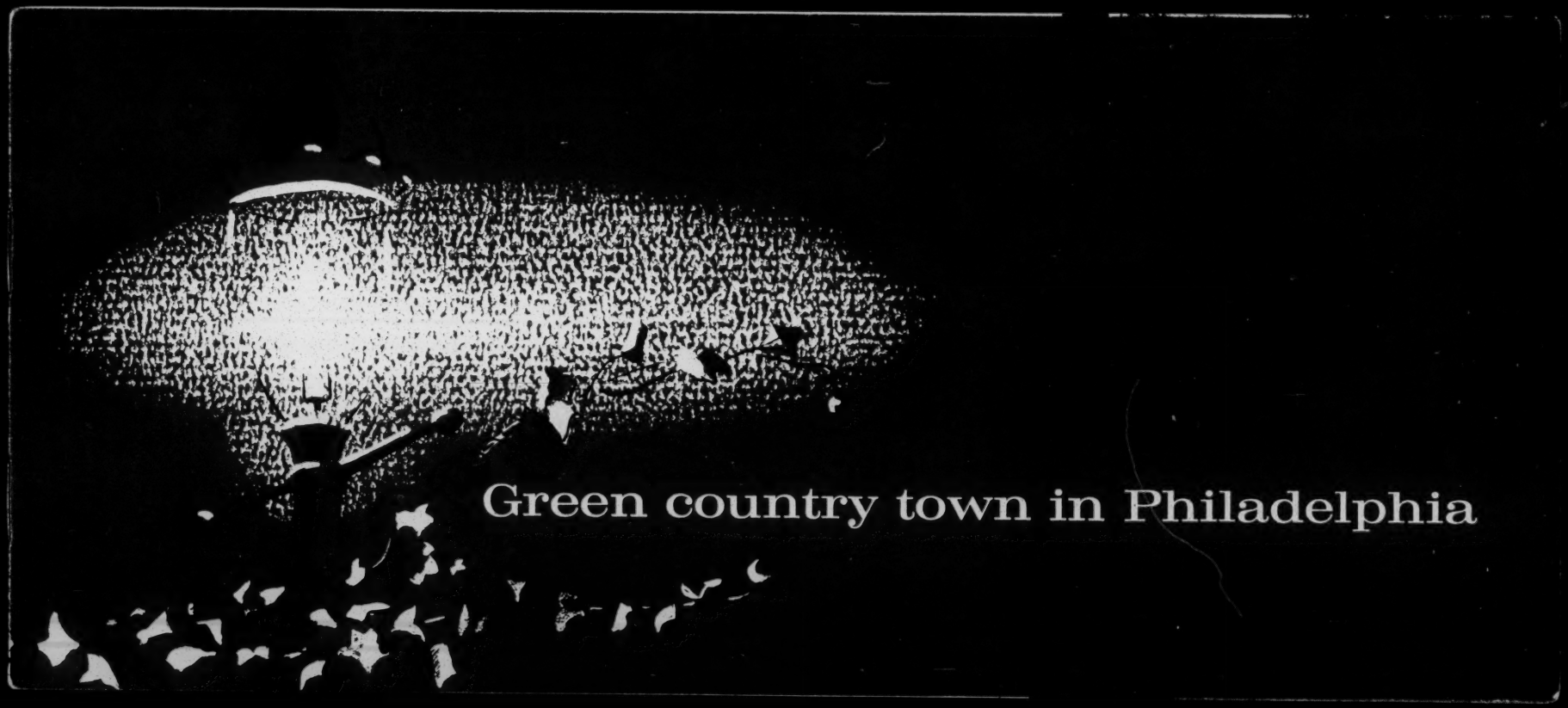
How can we work better together as neighbors? . . .

. . . To make any group work, it takes money and people — people who have a real concern for the sort of neighborhood they live in — people such as you.

What does this mean to you? . . .

. . . You've picked West Mt. Airy as your neighborhood. You have an investment in money and happiness here. Naturally you want to see this neighborhood thrive as a wonderful place in which you can live enjoyably. You can assure this by joining the West Mt. Airy Neighbors and offering your abilities and support.

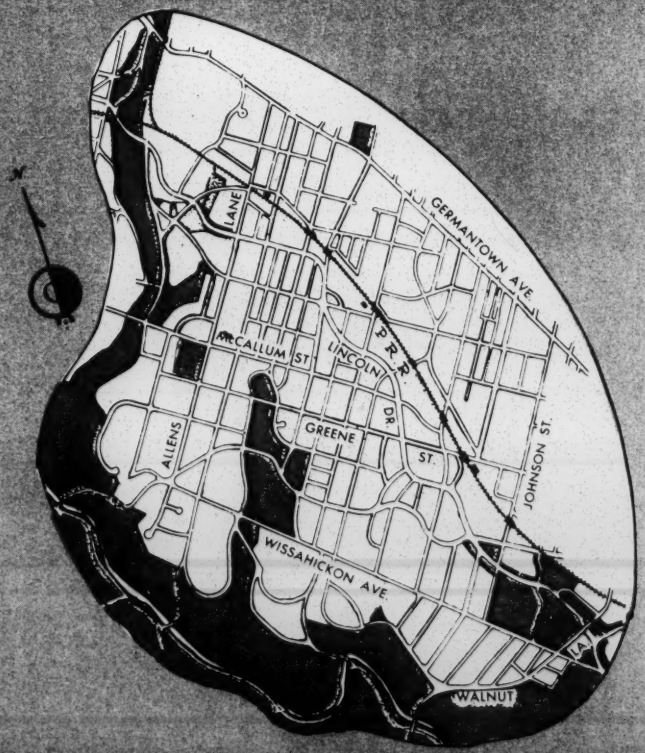
WEST MT. AIRY NEIGHBORS
7139 CRESHEIM ROAD
PHILADELPHIA, PA. 19119
CHESTNUT HILL 2-1196


Green country town in Philadelphia

Planning to move? If so, you're thinking about specifics like houses, schools and transportation. But you're also very much concerned with an intangible—the "atmosphere" you hope to find.

So you're looking for a community where you and your family can put down roots—where you will find physical, social and cultural enrichment—in which you can take pride.

West Mount Airy, a beautiful, green community in Northwest Philadelphia, has in abundance the serene, satisfying atmosphere that many families want. Offering all the city's advantages, West Mount Airy proves that you need not move to the suburbs to enjoy the peaceful, relaxed tempo of living with nature. Here, within 20 minutes of City Hall, is truly the "green country town *in* Philadelphia."



Wooded paths, flowers, streams

Almost no other urban area—and few suburbs—are as richly endowed with verdant parkland, shady woods and cool streams as West Mount Airy. It is bounded on two sides and partially bisected by a vast, continuous park belt, comprising all of Carpenter Woods and major portions of the Wissahickon and Cresheim Creek valleys.

The area's 1385 acres of parkland —the equivalent of 346 city blocks— are enjoyed for picnics, canoeing, trout fishing, ice skating, horseback riding, bird watching, duck feeding and hiking. While this vast park system belongs to all Philadelphians, West Mount Airy people have a special fondness for its wild flowers, wooded paths and streams—since so much of it lies within or on their borders. Others must drive to enjoy these beauties but most West Mount Airy residents are within leisurely walking distance, and avail themselves of this privilege throughout the year.

Picturesque stone walls and towers still stand along Wissahickon and Cresheim Creeks, marking the sites of colonial mills which declined long before Philadelphia restored these valleys to their original wilderness state. A few buildings of this era survive—notably Valley Green Inn, a favorite haunt of West Mount Airy neighbors.

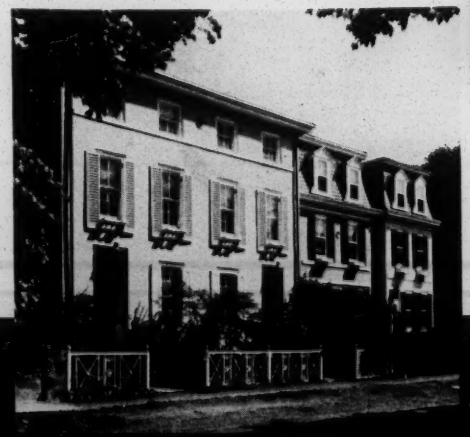
Public golf courses, tennis courts and supervised playgrounds are also located in and near West Mount Airy. A riding academy provides saddle horses at reasonable rates. Skating and badminton clubs, in nearby Chestnut Hill, maintain indoor facilities for the public.

Rolling estates mold area's "look"

Prosperous 19th Century Philadelphians, attracted by West Mount Airy's beauty, built large estates. Others built "summer residences" to take advantage of 15° to 20° cooler temperatures. The winding streets, mammoth trees and low population density of much of the area today reflect those "country" estates.

West Mount Airy developed at a leisurely pace and exhibits a desirable variety of architectural styles. In size, West Mount Airy homes range from neat "rows" and handsome "twins" to large estates with imposing houses and swimming pools. In time, they range from Upsala—built in 1798 and one of the finest examples of Federal architecture—to rambling contemporary dwellings.

Typically, West Mount Airy homes are built of native Wissahickon stone, with fireplaces and large gardens. Charming houses in the Philadelphia Federal style and other solidly-built older homes are often available for loving and enthusiastic modernization by their proud purchasers. *In houses of all types, West Mount Airy offers the finest property values anywhere in the city or surrounding suburbs.*



From every walk of life

Since colonial days the people of West Mount Airy have represented an unusually well balanced cross section of the social and economic worlds. The earliest settlers were artisans and farmers. And, from the beginning, the beauty of the area has also attracted respected and influential citizens from all walks of life. Artists, bankers, tradesmen, professional people and wage earners have found the kind of living they want in West Mount Airy. This stable community has always produced more than its share of city, state and national leaders. Residents represent all races and creeds.

West Mount Airy children attend public and private schools located in the community and neighboring Germantown and Chestnut Hill. From cooperative nursery schools through public and private primary, intermediate and high schools, the quality of education is high.

Rich cultural, spiritual resources

The Allens Lane Art Center offers instruction in the arts and related cultural activities. The Stagecrafters, an amateur theatrical group, produce plays of interest in Chestnut Hill. The Wissahickon Symphony and other musical groups present frequent concerts and welcome new members. Historic houses, in West Mount Airy and Germantown, are maintained by local historical societies and are open to the public.

Public library branches in West Mount Airy and Germantown serve the community and the Friends Free Library, of Germantown, maintains an outstanding non-fiction collection for the public. Many nature groups take advantage of the unusual abundance of birds and wild flowers in the area's parks.

Residents are served by churches and synagogues, representing Catholic, Jewish and several Protestant faiths.

Convenient shopping, transportation

The West Mount Airy shopping area, along Germantown Avenue, offers a choice of major food markets and many specialty shops. A short distance from West Mount Airy by car, trolley, or bus, the Germantown-Chelten Avenue and Chestnut Hill shopping districts provide household and clothing needs for every taste.

West Mount Airy residents enjoy the benefits of extensive parks, woods and streams, yet are only minutes from Center City Philadelphia by car or convenient, speedy public transportation. The Pennsylvania and Reading Railroad Chestnut Hill branches serve the area, and passengers benefit from the low-fare "Operation Northwest" plan. The area is also served by PTC 23 trolley, 53 trolley and H bus—as well as special "shoppers" buses.

photographs by Margaret Hawley

West Mount Airy people like it

Finally, your best way of judging a community is by the character of its people, as reflected in their attitude toward it. Are they deeply interested or indifferent? In this you are fortunate, if West Mount Airy is your choice of residence.

The West Mount Airy Neighbors Association works tirelessly to maintain and improve West Mount Airy as a place to live. The group watchfully guards against zoning violations and undesirable real estate practices, and is concerned with physical properties, educational and cultural institutions and community relations.

West Mount Airy people find that working together for the community is a rewarding pathway to satisfaction. They will warmly welcome you to West Mount Airy—this lovely, lively, on-the-move community!

Mrs. Ruth Steele

Mount Airy's Headquarters for Insured Savings
and Home Mortgages

Hamilton Savings and Loan Association

6782 Germantown Avenue

VIctor 3-6100

Current Dividend
4% per annum

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION
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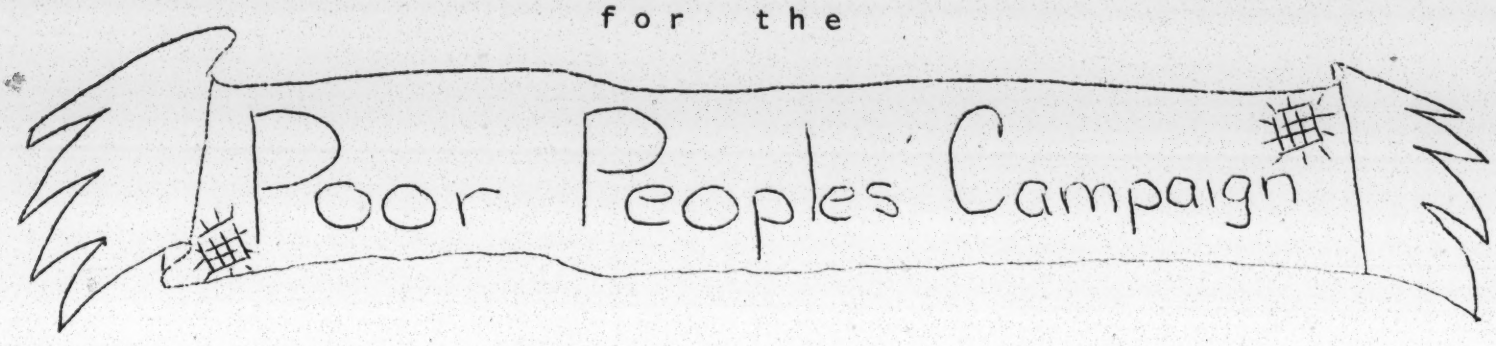
WEST MT. AIRY NEIGHBORS

joins hands with the

W. MT. AIRY SUPPORT GROUP

for the



WED. JUNE 5 8 P.M.

GERMANTOWN JEWISH CENTER
(Ellet Street west of Lincoln Drive)

HEAR: RICHARD TAYLOR

West Mt. Airy Neighbor

and

Administrator for Philadelphia Christian Leadership Conference

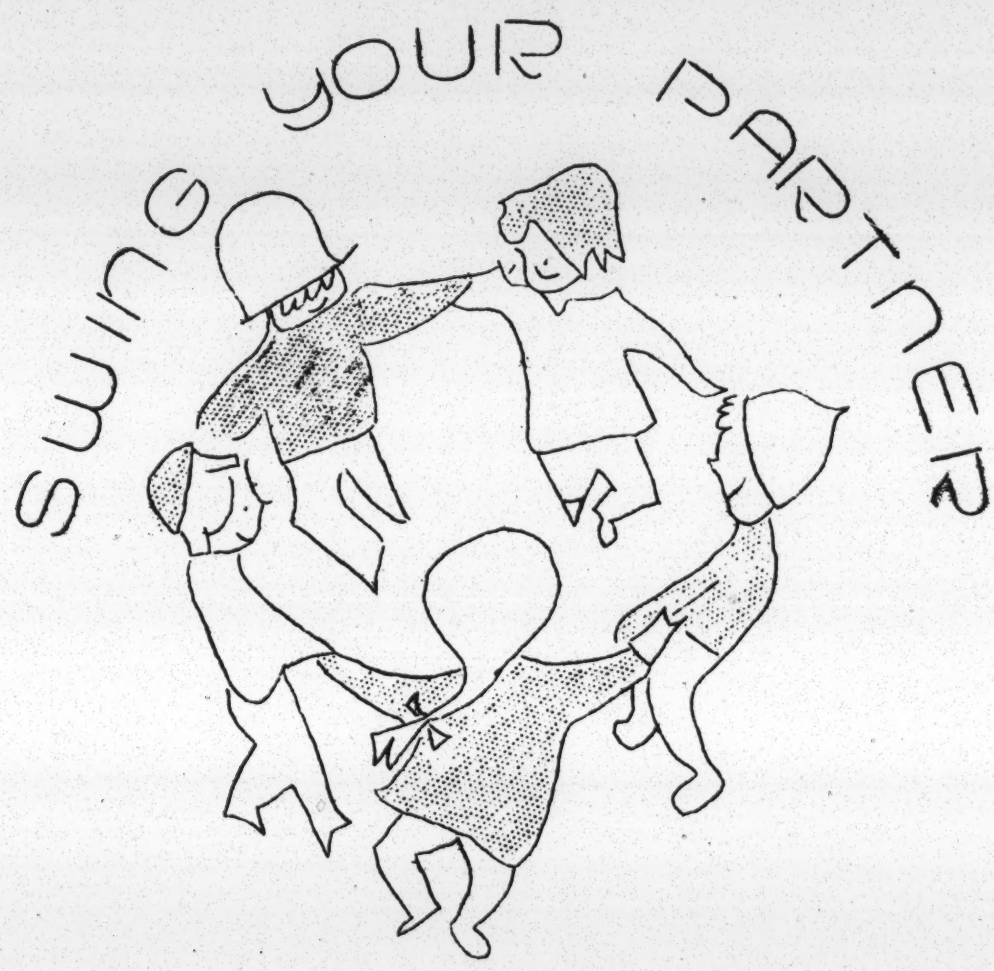
TELL: WHY your strength is needed in this ongoing movement

and

HOW you can help

West Mt. Airy Neighbors

invites you to



at its

10 the ANNIVERSARY FOREIGN STUDENTS' FETE

Sat. Feb. 24th
8 - 11 pm

Gilpen Hall
Pennsylvania School for the Deaf
7500 Germantown Ave.

DANCING + SINGING + NEW FRIENDS + FOOD

=

FUN FOR THE WHOLE FAMILY

free parking on the grounds

25¢ donation per person

FROM THE DESK OF THE EXECUTIVE DIRECTOR:

At its May 12th meeting, your Board of Directors:

..... decided to use the office phone, CH 2-1196, as a central number to be called by anyone having a concern or complaint about police activities, attitudes, etc. in the community.

..... agreed to start an on-going file of complaints about police activity, to be used in meetings of the WMAN Community Relations Committee and the Police Department.

..... heard that the Community Relations Committee has set up a group of volunteer lawyers who will be on call to help anyone in the community who may need emergency law services regarding police actions.

..... heard of progress made in community relations by a group of our men working with young people in the Mt. Plesant-Mower area, who are meeting regularly to work through problems.

..... voted to ask East Mt. Airy Neighbors to consider working out the feasibility of a community newspaper, The Mt. Airy News.

..... was asked by our new president, Jon Blum, to bring in five new members each as part of our on-going membership campaign.

..... heard that we are just about keeping our financial head above water, and that there must be more follow-up on membership renewals.

..... set up a committee to consider guidelines for WMAN to follow in answering the many requests for support (financial and otherwise) from other organizations and groups throughout the city.

..... hear the Railroad Committee report of its testimony before the Public Utilities Commission regarding the Penn Central's responsibility for its commuter stations -- the beginning of the new approach to be taken with P.C., voted at the annual meeting.

..... voted unanimously to urge a YES vote on BOTH questions on the May 20th primary ballot: Merit Selection of Judges and the School Bond Question

Currently, your officers and committees:

..... are asking you to send to the office names of blocks which are in great need of street cleaning; please indicate the block number

..... are working on this year's Volunteer Coupon Booklet which will offer you a variety of ways to serve your community for the 1969-70 year.

..... are developing an old concept for better contact with all our residents: The Block Captain Plan. Watch for further developments.

PASS THIS ON TO A NEIGHBOR -- PASS THIS ON TO A NEIGHBOR -- PASS THIS ON TO A NEIGH

HOLIDAY SING

SUN. DECEMBER 22

5 o'clock to 7 o'clock

LUTHERAN HOME

FOR THE AGED

FEATURING YOU-

OUR COMMUNITY

SINGING HANUKKAH

SONGS AND CHRISTMAS CAROLS

Sponsored by

EAST AND WEST MT. AIRY NEIGHBORS

COME AND BRING THE FAMILY

AND

A PLATE OF YOUR BEST COOKIES

1969

YEAR OF BEGINNING AGAIN

ANNUAL REPORT

To The Downtown Branch YMCA
BOARD OF MANAGERS

Prepared by
Gene H. Miller
Executive Director

Zoning

nations that Spain would soon be a fit companion and liberal colleague, while the Spanish public would be kept in the dark about the promise of democracy. The fact that the recent attempt by leading liberals to get in touch with the U.S. Secretary of State was led by a monarchist, Count de Motrico, seems to bear out the second view.

Spain may have to wait a long time to find out whether or not the new King will end totalitarianism. Most people, from journalists to millionaires, believe that nothing much will change with restoration of the monarchy. The army will remain in control; the landlords will remain in control; the Fascist ruling elite, joined by the prosperous new middle class, will continue the *status quo*; the press will remain corrupt, and controlled by the regime. There will be no free unions, in the European or American sense. Wages will remain the lowest in Europe. Nothing much will be done by the rulers for the ruled. Unless of course there is an uprising. The strangest change in 1970, as compared with the violent uprising of 1964 and following years, was the comparative silence in the universities. So far this year I know of no student demonstrations.

Spain is a Fascist state, according to any definition. The power elite, this military-industrial complex, intends to rule the country when Don Juan Carlos becomes king. However, every Spaniard to whom I have talked in the past seventeen years (and I have never met a true Fascist), believes that thirty years of political stagnation will cease when the monarchy is restored; and many believe that once they have a monarchy they will get a two-party system and gray fascism will fade away. □

SUBURB VS. GHETTO

THE MORAL DILEMMA OF ZONING

DAVID K. SHIPLER
Mr. Shipler is a reporter for The New York Times *who specializes in housing and planning.*

Major civil rights organizations have begun a struggle against what may prove to be one of white America's most sophisticated and resilient devices of segregation—suburban zoning laws. These local ordinances, placed on the books by thousands of towns and villages to fortify themselves against the invasion of poverty, crime, congestion and ugliness from the central cities, have screened out all but the most expensive single-family houses on large lots, thus keeping the working class and the poor safe distances away, in the decaying ghettos.

The laws often prescribe minimum lot sizes of an acre or more, or simply ban all apartment houses. They have come under recent attack by respected urban planners, Presidents' commissions and even a few daring souls in the Nixon Administration. But more concretely, zoning that creates enclaves of lovely homes along graceful, tree-lined streets has become the target of constitutional challenges in the courts by the NAACP, the National Committee Against Discrimination in Housing (NCDH) and the NAACP Legal Defense Fund. Lawyers are looking for a landmark decision from the Supreme Court in any of at least four cases now in lower federal courts.

Much of the zoning has been in effect for decades, since long before suburbanites were thinking explicitly of excluding blacks. The laws' insidiousness has emerged as Negro families have crowded into the cities, as the cities' vacant land has diminished to the point where federal housing programs are now bottlenecked, and as factories offering blue-collar jobs have moved out to the suburbs, sometimes into the same towns that don't want to house the people who need the jobs most desperately. One result is a good deal of reverse commuting—a Puerto Rican father, for example, drives each dawn from the slums of the South Bronx north to the automobile plant in Tarrytown. Another result is unemployment.

A Census Bureau study found that while the number of jobs in St. Louis dropped by 50,000 between 1952 and 1966, they rose in nearby suburbs by 193,500. Philadelphia lost 14,700 in this period, while its suburbs gained 249,433. New York City gained 111,000 jobs compared with 888,000 for the entire metropolitan area.

What the planners, commissions and a few government officials are preaching, and what the civil rights groups are trying to accomplish, is the construction of subsidized apartments—the only kind of new housing that most working-class families, white or black, can afford—on some of the acres and acres of undeveloped, vacant land that ring the cities like nooses. The complexity of this struggle will surely make the lunch-counter sit-ins and the freedom rides look romantically pure in their moral appeal. The zoning fight is expected to be even more tedious and wearing than the battle for integrated schools or jobs, because it poses a real threat to a style of American life that is idealized in television ads and woven into the fabric of the contemporary American Dream.

With few exceptions, Americans from Thomas Jefferson on have disliked cities. And in a civilization where most people must earn their living in cities, the middle class has sought to create non-urban environments—a man's own house, his own little plot of ground on a quiet street, "safety" in the fact that his neighbors are just like himself. If they are successful, civil rights groups will gain some access, on a painfully piecemeal basis, to some of the land now reserved for this escape from urban life. Thus trapped between their convictions and their style of life, many middle Americans may give up their alliances with civil rights groups and prepare for a bitter fight.

The zoning issue has been called the new frontier of the civil rights movement. It is perhaps the first course of litigation by the movement's remaining institutions that dwells not on race but on economic class. In fact, two planning consultants to the NAACP, Neil Newton Gold and Paul Davidoff, have observed that zoning now bars such a broad group of people that most of those to be helped by the battle are white, not black.

The earlier open housing struggle in the suburbs focused on the Negro Ph.D., who could afford the house and would make "a fine neighbor." The zoning struggle stresses the rights of those who can't afford the house, and who, in the eyes of many suburbanites, will make dubious neighbors. It seems almost a final, sad recognition that the American myth is indeed only mythology, that the poor have no real hope of rising through the social strata of this nation like champagne bubbles, finally to melt into the ethereal air of assimilation and "success."

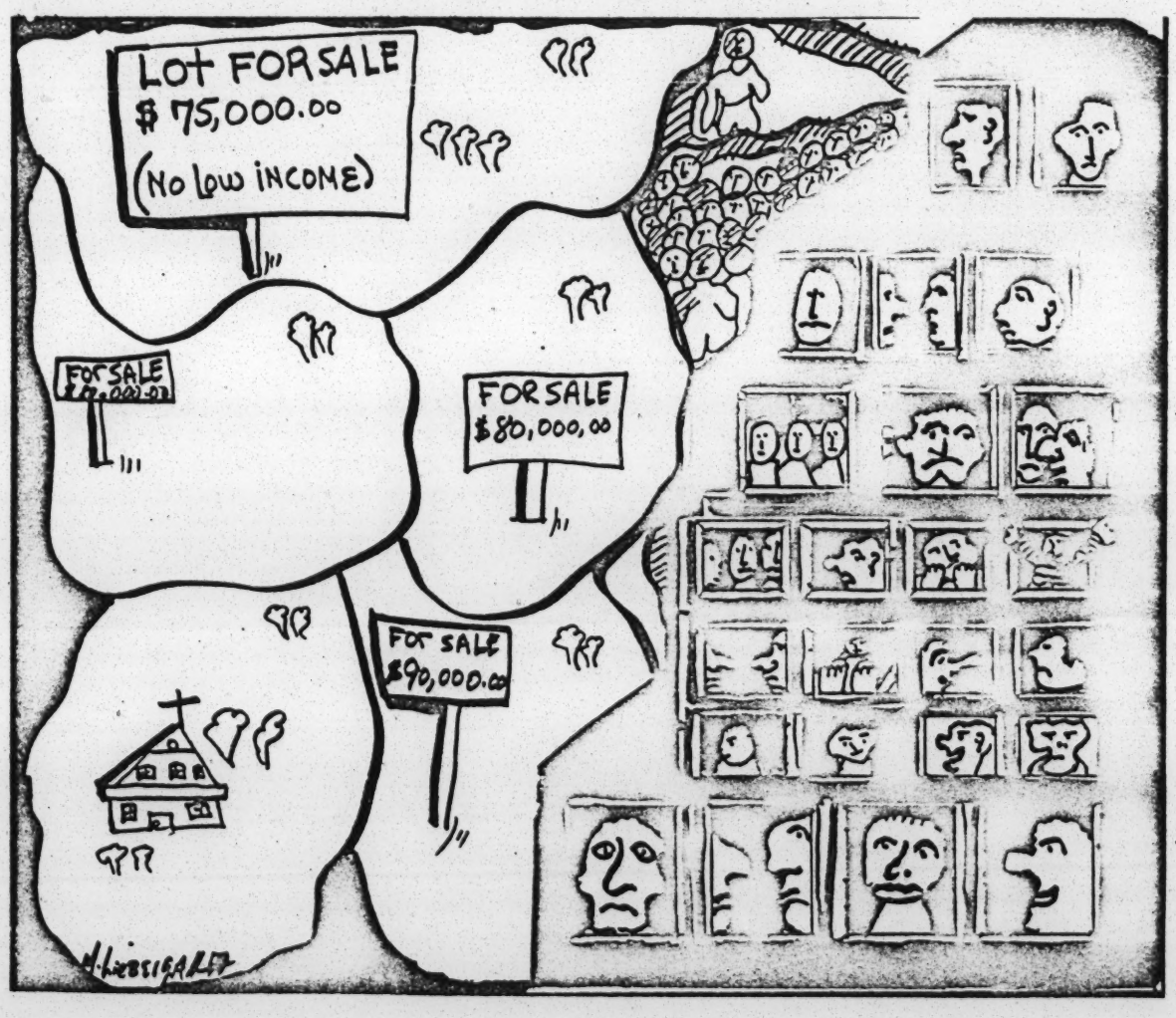
The economic theme of this civil rights campaign, however, gives towns some potent social and fiscal arguments for their "snob zoning." As a lawyer in Oyster Bay, L. I.—the NAACP's first target—commented with chilling accuracy, "The very fabric of our society is based on economic discrimination." Furthermore, while a factory is an economic asset to a town that needs its tax revenue, every poor, large family moving into a subsidized (and therefore probably tax-abated) apartment represents a deficit. School costs will rise with no corresponding increase in the tax base.

This argument is not simply a mask for racial and economic prejudice; it is also quite real. Mr. Gold and Mr. Davidoff, among others, have suggested broad changes in the tax system, so that individual towns would not have to raise revenue themselves but could depend on federal reimbursements based, for example, on population.

Most of the constitutional challenges now pending in the federal courts attack restrictive zoning on the ground that it violates the Fourteenth Amendment's guarantee of equal protection for all citizens under the law. Zoning that is established to exclude vast portions of the population constitutes an improper use of the police power of the state, the civil rights lawyers argue. The New York Regional Plan Association provided considerable ammunition for that argument when it found that families with annual incomes below $12,000 cannot afford homes in the suburbs around New York City, where a total of 99.2 per cent of the undeveloped land is zoned for single-family homes. Most of the region's land, therefore, is inaccessible to 80 per cent of the region's population.

The National Committee Against Discrimination in Housing has begun court action in Union City, Calif.; Lawton, Okla., and Montclair, N.J. The NAACP's proposed case against Oyster Bay, L. I., is expected to go to court shortly.

Oyster Bay is one of those towns that like factories, but don't want to hobnob with the people who work



in them. Several major aircraft manufacturers, among them Grumman Aircraft Engineering Corporation and the Republic Aviation Division of Fairchild Hiller, have plants in Oyster Bay. Meanwhile, according to the NAACP, the tiny proportion of blacks in the town is actually dropping.

But perhaps the most flagrant example of discriminatory zoning occurred in Union City, Calif., a town of 13,550 that lies 10 miles south of Oakland. In recent years, farmland there has been rezoned piece by piece for housing developments. But a year ago last spring, when a group of Mexican-Americans obtained City Council rezoning of a 23.4-acre parcel for 279 apartments to be built under a federal subsidy program, white residents in an adjacent development circulated petitions, brought the issue to a referendum, and reversed the City Council. Ironically, the Mexican-Americans have lived in Union City a good deal longer than the whites in that development, but they haven't been able to get out of their rotting barrios. In all the rezoning actions for the benefit of newly arriving whites, no referendum was ever held. Despite what might seem a clear case to the layman, a motion to convene a three-judge court (necessary to hear constitutional argument) was denied by a federal district court. On an appeal to the circuit court in San Francisco, the most significant ruling yet on exclusionary zoning was obtained. The circuit court remanded the case to the district court, directing that the finding need not be based on the motives underlying the zoning. That is, the Mexican-Americans did not have to prove that the whites in Union City intended to discriminate (a difficult thing to prove in a courtroom); they simply had to show that the *effect* of the zoning was discriminatory. The case has been heard, and a decision is expected soon.

It is this case that many legal experts, including some in the Nixon Administration, expect to provide a landmark decision.

The courts have long been reluctant to hear zoning cases, insisting repeatedly that judges are not super-planners. The Supreme Court has been silent on zoning questions for about forty years. But civil rights lawyers are hopeful. The Supreme Court agreed recently to hear a challenge of California's law permitting local referendums on zoning matters. This issue is peripheral to the question of whether zoning may constitutionally exclude persons on economic grounds, but the Court may be signaling its view that zoning is a critical matter that needs adjudication. The standard judicial justification for zoning is that it promotes the "health, safety, morals, welfare and reasonable comfort" of the population. Civil rights lawyers are trying to push the idea that the population should be defined on a regional, not municipal, basis. And they are betting on a Supreme Court decision in the 1926 case of *Euclid, Ohio* v. *Ambler Realty*. While the court upheld the town's right to exclude industry, it added:

"It is not meant by this, however, to exclude the possibility of cases where the general public interest would so far outweigh the interest of the municipality that the municipality would not be allowed to stand in the way."

One difficulty with the route through the courts, some planners contend, is that the judiciary's tools are brittle, unable to adjust finely enough to rezone this plot and that. The courts have expressed similar views, holding that each case must be regarded individually. Nevertheless, there is some fear that if the NAACP succeeds in getting aspects of zoning stricken down, the power to zone will be weakened as a tool for insuring orderly, functional development. Planners in groups such as the New York Regional Plan Association argue that strong zoning powers, used wisely, can create well-planned communities with apartments, single-family houses, shopping areas and substantial open space, instead of the monotonous, inefficient sprawl that characterizes the suburbs now.

The NCDH maintains that it is trying to get the courts to set certain standards for the use of zoning. Each case, their lawyers say, represents a carefully devised part of the mosaic. But once certain important limits and ground rules are set by the judiciary, some planners believe, the best way to control zoning so as to use it in an equitable manner may rest in the powers of the states and the federal government.

Massachusetts recently enacted a state law establishing a zoning commission to which aggrieved parties could appeal local zoning ordinances and rulings. New York State formed a powerful Urban Development Corporation in 1968, headed by the controversial former czar of urban renewal in Boston and New Haven, Edward J. Logue. On the federal level, the Department of Housing and Urban Development has said it plans to give preference in its water, sewer and open-space grants to towns that tear down their walls of restrictive zoning.

But government is timid. Despite Mr. Logue's pronouncements in *Look* and elsewhere that suburban land must be opened up, he has yet to use his power to ignore local zoning and build subsidized housing in a town that doesn't want it. The reason: fifteen bills were introduced in the state legislature this year to dilute his power, and one passed the Assembly. Also, his boss, Nelson Rockefeller, is up for re-election this fall.

The Nixon Administration has quietly and, one feels, almost embarrassedly, introduced legislation in Congress requiring the Attorney General to move against any locality that enacts zoning or building codes that "prevent the reasonable provision in such areas of low- and moderate-income housing eligible for federal assistance in a manner inconsistent with any state or local comprehensive or master plans for such areas." But the Administration is not pushing this bill too hard.

In fact, it has declared its outright opposition to a measure introduced by Rep. Thomas L. Ashley, a Democrat of Ohio, that would create a federal agency to help plan for urban regions and set up machinery to help finance the construction of new towns, which are probably the best approach to heading off the inevitable sprawl, by planning sensible, integrated communities on what is now undeveloped vacant land.

The Department of Housing and Urban Development is concerned because Secretary George Romney's pet project, known as Operation Breakthrough, may be frustrated by zoning restrictions. Breakthrough is an attempt

to get industry to perfect and use prefabricated, industrialized techniques to produce housing; in return, the federal government is trying to create a mass market for the product. But without access to the land, the product has no place to go, and industry is not about to come forth on a large scale with another Edsel. Harold B. Finger, who heads the program, is a young man who sounds as if he had blundered into the wrong administration.

"What is the effect and intent of such zoning?" Finger asked in a recent speech. "It is specifically aimed at assuring that the blacks . . . will be contained in those central cities and isolated there—abandoned by primarily white, middle and higher income families who have fled to the social and economic homogeneous, protective shelter in the suburban areas surrounding most of our major northern cities. These more fortunate families who had the freedom of choice and the mobility to move out to the suburban areas were encouraged to do so and assisted in doing so by federal housing, highway and other programs. Once there, these more affluent families insist that their local governmental bodies set up rules—zoning rules—designed to assure that homogeneity is preserved."

Finger then said he understood that in the suburbs of Cleveland, where he was giving his talk, local government "has determined that it can no longer transport students to the private and parochial schools in the area. The basic reason is that they cannot find the drivers that are required. They have basically been so effective in assuring homogeneity that they no longer have people who can perform the services required. It isn't a new phenomenon that those who would erect barriers against the equal opportunity of others, themselves become prisoners."

Despite the rhetoric, HUD is doing little about it. Finger, one of the more candid men in government, readily admits that HUD's sewer, water and open-space grants are no real lever against most towns with exclusionary zoning. A better approach, he says, would be to deny all federal aid—including aid to education—to towns that persisted in banning subsidized housing. But HUD shows no movement in that direction, either. In fact, when it was asked by the National Committee Against Discrimination in Housing to file an *amicus curiae* brief in the Union City case, the agency refused, even though a federal project was being blocked there. On the other hand, the New York City Planning Department, 3,000 miles away, did file a brief to dramatize the nationwide scope of the problem.

It has become so fashionable to talk about the suburbs that even Spiro Agnew did so in a recent speech. "Ghetto residents are denied the income gains and improvements in housing quality that would result from freer access to suburban jobs and land," he said. Does that sound like something the NAACP might have written? It was. Mr. Agnew's speech writer simply lifted whole sections of the address from a memo and magazine article written by Gold and Davidoff. "We're delighted," said Gold. So were a lot of other people. But the Vice President said nothing about action. Government remained mostly in the talking stage. □

LETTERS (*Continued from page 66*)

of one of them, *"Igra Umykaniiya."* Neither do I; and, looking at the manuscript of the full score recently, I noticed that I didn't like the Russian title either, in 1913, and canceled it then in favor of the French, *"Jeu de Rapt."* Karlinsky also prefers the spelling *"Idut-vedut"* to my *"eedoot-veedoot."* And, clearly, *"id,"* as in Freud, and *"ut,"* as in utter, *are* different sounds than "eed" and "oot," which is how I pronounce the Russian syllables. But, then, I do not understand any transliteration system, and have rarely been able to recognize the words of singers who are dependent on them.

Karlinsky cites the absence of that spurious "What I Wanted to Express" essay as the "most glaring omission" from the new volume of facsimile sketches of *The Rite* (Boosey and Hawkes, 1969). But his own omission in reviewing the publication, the failure to mention its measure-by-measure description of the original choreography, is far more glaring. So much more valuable than any commentary, the score of the choreography (recovered in 1967) not only changes and deepens the interpretation of the music (especially in matters of phrasing) but makes possible the re-creation of the ballet as it was conceived. *The Rite of Spring* has never been staged by an American company, incidentally, and, impertinent as it may be for me to say so, what better excuse could be found than the chance to revive the Nijinsky original for the first time since 1913? I would come back to see that myself.

Igor Stravinsky

Berkeley, Calif.

DEAR SIRS: It is very important to have Mr. Stravinsky's own statement that the essay "What I Wanted to Express in *The Rite of Spring*" is spurious. The essay keeps popping up in various articles and references published in the Soviet Union and the author's own disavowal (I had not seen any earlier ones) should set the matter to rest. Whoever translated the essay from the French did a clever job of aping the stylistic mannerisms employed in the Russian titles of the ballet's sections. It is also extremely interesting to learn that these titles were Roerich's and not Stravinsky's, for they do, indeed, resemble the titles Roerich gave to his own paintings.

As for the matter of transliteration, Mr. Stravinsky's mention of singers finally explains his and Mr. Craft's preference for the arbitrary and illogical system of transcribing Russian in their books. But Russian and English phonemic systems are not mutually convertible with ease, and even singers will not be helped by such whimsical transliteration unless they are shown what sounds are involved (cf. Evelyn Lear and Cathy Berberian on the recent Columbia album of Stravinsky songs, with their perfectly intelligible Russian despite their slight accents, and other artists in the same album, not a word of whose Russian can be made out).

I first read Igor Glebov's book on Stravinsky in Los Angeles (ca. 1941), when my high school music-appreciation teachers and most American music critics and reviewers all shrilly insisted that Stravinsky was finished as a composer after *The Rite of Spring*. Reading that book helped make me understand and love Stravinsky's music of all periods and for that I'm still grateful. On recent rereading I found some of the musicological analysis hazy and I could have done without so much irrelevant sociological commentary. But what Gleboy had to say about *Les Noces, Renard,* and *Histoire du Soldat* in the 1920s still seems brilliant to me, and I am sorry to learn that Mr. Stravinksy disagrees.

I cannot tell whether Mr. Stravinsky agrees or not with the basic premise of my article, namely, that it is desirable and important to relate his early music to its Russian cultural background. But I welcome his corrections and emendations, and especially the new facts on *The Rite of Spring.*

Simon Karlinsky